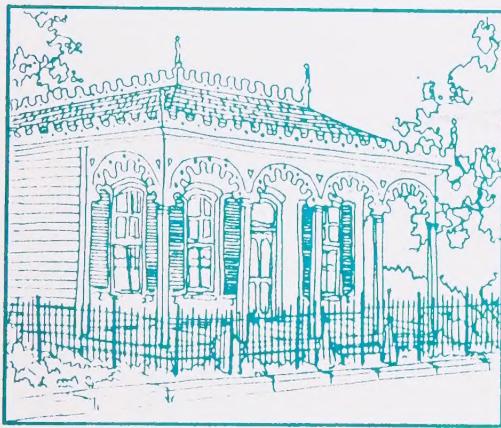
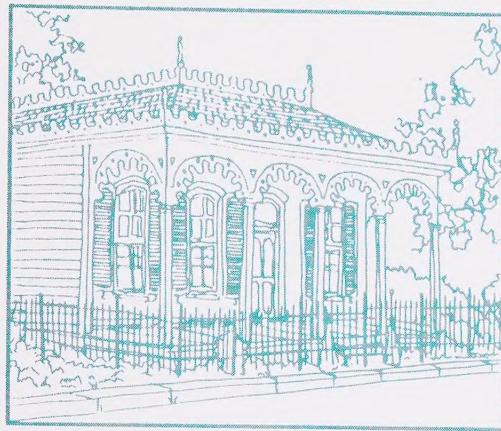


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# GENERAL PLAN UPDATE

Policy and  
Program  
Document

City of Calistoga  
Volume II

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CITY OF CALISTOGA  
GENERAL PLAN POLICY AND PROGRAM DOCUMENT

CITY OF CALISTOGA  
1232 WASHINGTON STREET  
CALISTOGA, CALIFORNIA 94515

OCTOBER 16, 1990



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## CITY COUNCIL

Date: October 16, 1990

Resolution No.: 90-33

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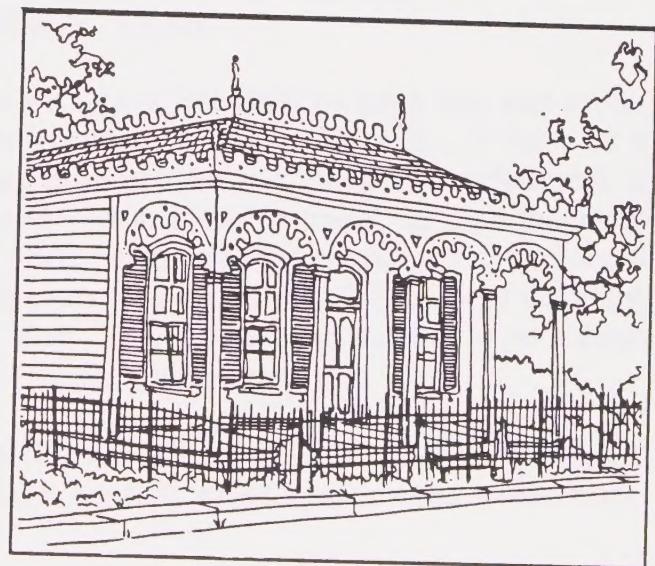
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## INTRODUCTION



## **INTRODUCTION**

The City of Calistoga General Plan Policy and Program Document includes goals, policies, and implementation programs that constitute the formal policy of the City for land use, development, and environmental quality. This is a General Plan Update of the General Plan adopted on March 15, 1977.

### **LOCAL SETTING**

The City of Calistoga is located in the extreme northern end of the Napa Valley near where the Mayacama and the Vaca mountains converge. The City is at the junction of State Highways 29 and 128. It is located twenty-seven miles north of Napa, twenty miles northeast of Santa Rosa, and seventy-four miles northeast of San Francisco. Exhibit 1 provides an illustration of the City's location relative to other cities, highways, and the Napa County boundaries. Exhibit 2 provides a description of the Study Area for the General Plan Update.

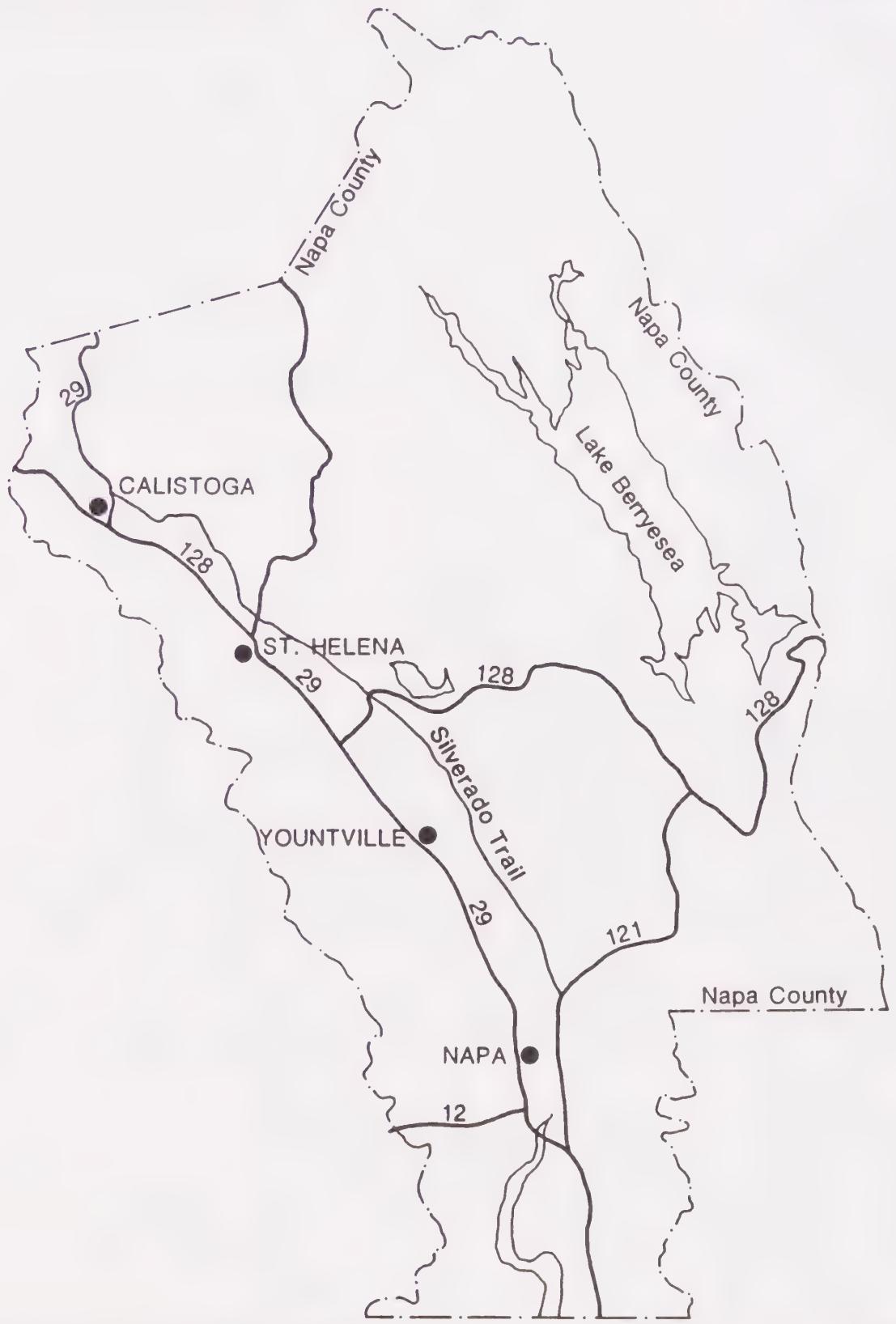
Napa County's 513,000 acres of land and water consist mostly of mountain ridges and narrow valleys stretching across the county in a northerly-southerly axis. Napa County is located between the Vaca Mountains on the east and Mayacama Mountains on the west. The southern border also consists of the marshy delta bordering San Pablo Bay. The western and eastern portions are made up of highland areas which consist of parallel mountain ridges with intervening valleys. Mt. St. Helena has the highest elevation in the county at 4,344 feet above sea level. There are four cities in Napa County: Calistoga (4,386 pop.), St. Helena (5,098 pop.), Yountville (3,065 pop.), and Napa (57,863 pop.). The population figures represent 1989 totals.

### **PURPOSE AND NATURE OF THE GENERAL PLAN**

The City of Calistoga General Plan is a legal document, required by state law, and serves as a community's "constitution" for development and the use of its land. It must be a comprehensive, long-term document, detailing proposals for the "physical development of the city, and of any land outside its boundaries which in the planning agency's judgment bears relation to its planning" (Government Code Sections 65300 et seq.). Time horizons vary, but the typical general plan looks 10-20 years into the future. The City of Calistoga General Plan has a time horizon to the year 2010. The general plan represents, at a given point in time, the City of Calistoga's aspirations for the future.

The law specifically requires that the general plan address seven topics or "elements." These are land use, circulation (transportation), housing, conservation, open space, noise,





Source: Napa County General Plan



## REGIONAL LOCATION

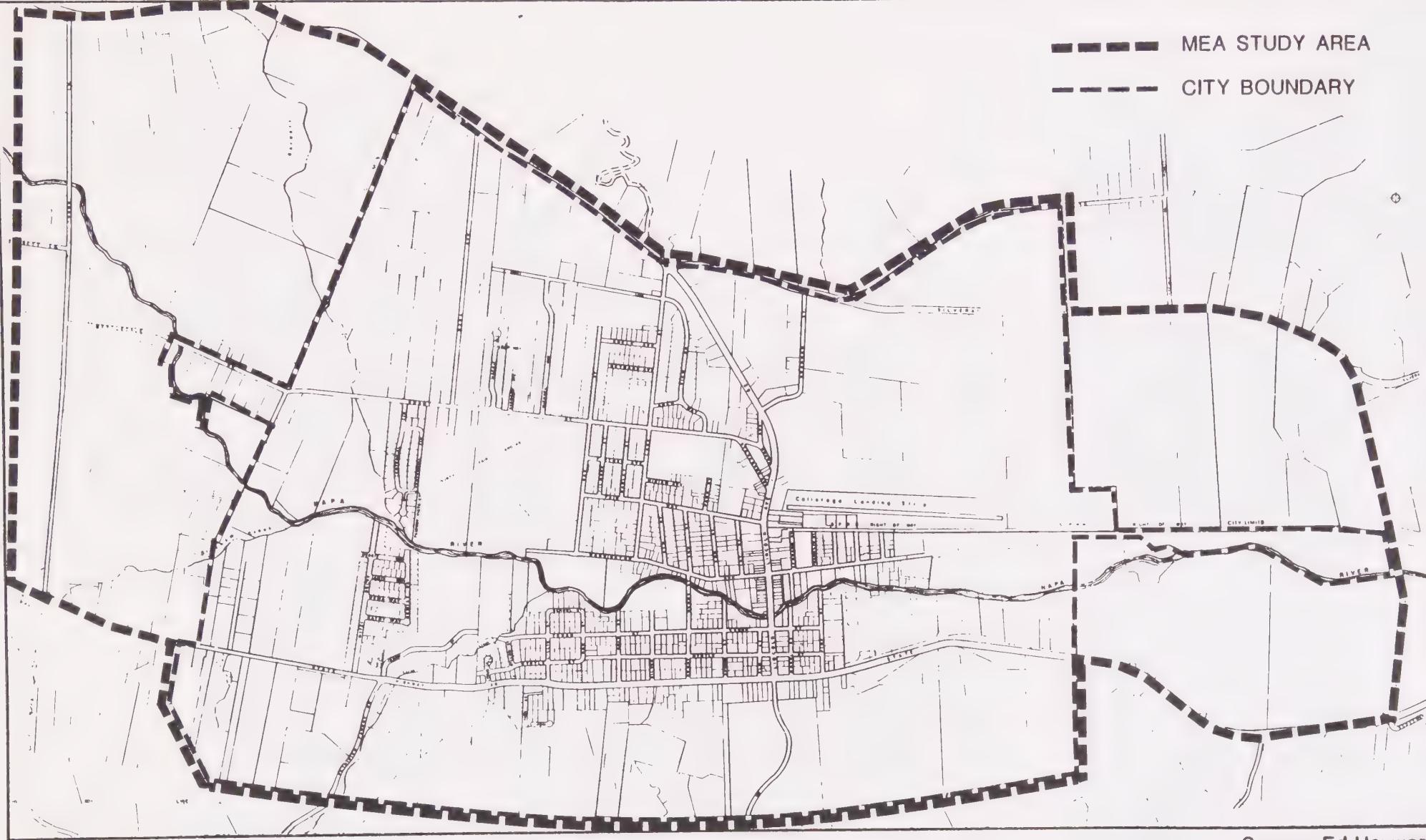
PROGRAM AND POLICY DOCUMENT  
City of Calistoga

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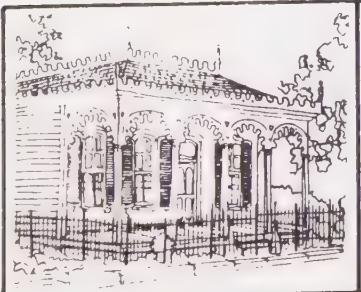


Exhibit 1





Source: Ed Hayworth



## STUDY AREA

PROGRAM AND POLICY DOCUMENT  
City of Calistoga

**STA** inc.  
no scale



Exhibit 2



and safety. The plan must analyze issues of importance to the community, set forth policies in text and diagrams for conservation and development, and outline specific programs for implementing these policies. In addition, an optional Geothermal Element is included with this General Plan document.

Preparing the general plan can be viewed as an activity which sharpens and focuses the many concerns of citizens within the community. It also provides a structure by which these often conflicting concerns can be forged into a common vision of the future. By bringing attention to the issues facing Calistoga and placing them in an expanded time frame, it helps citizens to see their community as a complex system--a living entity that grows and responds to problems and opportunities--and guides it along an agreed-upon course.

On a more concrete level, preparing, adopting, and maintaining the City of Calistoga's General Plan will serve to:

- Establish within the City the capacity to analyze local and regional conditions and needs in order to respond effectively to the problems and opportunities facing the community;
- Identify the community's environmental, social, and economic goals;
- Record the City of Calistoga's policies and standards for the maintenance and improvement of existing development and the location and characteristics of future development;
- Improve the coordination of community development activities among local, regional, state, and federal agencies; and
- Establish a basis for subsequent planning efforts, such as preparation of specific plans, redevelopment plans, and special studies, to deal with unique problems or areas in the community.

The City of Calistoga's General Plan sets out policies and identifies ways to put these policies into action. The implementation of the plan is a complex and lengthy process in its own right. The City of Calistoga must take many separate, but interconnected actions according to the directions set out in the general plan. These various actions rest on two essential powers of local government: corporate and police powers. Using its "corporate power," the City collects money through bonds, fees, assessments, and taxes, and spends it to provide services and facilities such as police and fire protection, streets, water and sewage disposal facilities, and parks. Using its "police power," the City regulates citizens' use of their property through zoning, subdivision, and building regulations in order

"to promote the health, safety, and welfare of the public." The City of Calistoga General Plan provides the framework for the exercise of these powers by local officials.

State law requires that the local government review its General Plan on an annual basis. One requirement is to annually review the Capital Improvement Plan to determine its compliance with the General Plan (Government Code Section 65103 (b) and (c)). The other requirement is that the local planning agency provide an annual report to the legislative body on the status of the plan and progress of its implementation (Government Code Section 65400).

## PREPARATION OF THE GENERAL PLAN

In July 1989, the City of Calistoga initiated a comprehensive revision of its 1977 General Plan. The City undertook the revision because the 1977 General Plan did not comply with state law requirements, because it was difficult to interpret, and because the City needed a better guide for directing future development.

In July 1989, the Consultant Team was hired by the City to prepare the General Plan. Following the issue identification, the Consultant Team prepared and published in December 1989 a detailed Master Environmental Assessment and Issues & Options (MEA) report describing and assessing existing conditions, constraints, and opportunities in Calistoga.

Four land use and circulation options were assessed for implications related to land use, population, housing, traffic, public services and facilities, environmental quality, and economic and fiscal conditions. The options and initial assessments of the options appear in the Issues and Options Report of Volume I published in December 1989.

Following its release, the report was reviewed at a public meeting in January 1990 and considered by the Planning Commission and City Council in a set of workshops. Between January and March 1990, the Planning Commission met four times to review the MEA and receive public comments. After its review, the Planning Commission made its recommendation to the City Council in March 1990.

The City Council held two meetings between March 8 and March 26, 1990 to review the MEA and receive public testimony. On March 26, the City Council made its recommendation on the preferred land use plan and circulation improvements. In August 1990, the Planning Commission made additional changes. The City Council considered these changes in October 1990.

Based on the City Council's direction, the Consultant Team prepared the draft goals, policies, and implementation programs constituting the Policy and Program Document of the General Plan. At the same time, the Consultant Team updated the General Plan

MEA and Issues & Options and prepared a Draft General Plan Environmental Impact Report to meet the requirements of the California Environmental Quality Act and to assess the environmental implications of the Draft General Plan.

Throughout the general plan revision the City made every effort to notify the public of opportunities to be involved in the process. Public hearings were formally noticed in the local newspaper; the City made several direct mailings to Calistoga property owners and organizations; and Calistoga newspapers regularly carried topical articles on the progress of the general plan revision.

## ORGANIZATION OF THE GENERAL PLAN

The Calistoga General Plan consists of three documents:

- General Plan MEA and Issues & Options Report
- General Plan Policy and Program Document
- General Plan Environmental Impact Report

The General Plan MEA and Issues & Options Report inventories and analyzes existing conditions and trends in Calistoga. The MEA and Issues & Options (Volume I), which provides the formal supporting documentation for general plan policy, addresses fourteen subject areas: land use, population, housing, public services, traffic/circulation, minerals, soils/agriculture, biological resources, air quality, economics/fiscal, health and safety, noise, recreational resources, and cultural resources. The MEA also includes as an appendix the Issues and Options prepared for the issue identification process carried out in December 1989.

The General Plan Policy and Program Document (Volume II) includes the goals, policies, and implementation programs that constitute the formal policy of the City of Calistoga for land use, development, and environmental quality.

The General Plan Environmental Impact Report (Volume III) fulfills the requirements of the California Environmental Quality Act. This report analyzes environmental issues related to the adoption of the General Plan Update.





**ELEMENT PLANS  
AND DIAGRAMS**



## ELEMENT PLANS AND DIAGRAMS

This section first presents General Plan Maps and Diagrams which designate and/or provide standards for the development of land uses, the circulation system, and housing within the City of Calistoga. Next, eight elements of the General Plan are presented including Land Use, Circulation, Housing, Conservation, Open Space, Safety, Noise, and Geothermal.

The following definitions describe the nature of the statements of goals, policies, objectives, and implementation programs as they are used in this document.

**Goal:** *The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.*

**Policy** - A specific statement in text or diagram guiding action and implying clear commitment.

**Objective** - A specific, often quantified guideline, incorporated in a policy or implementation program, defining the relationship between two or more variables. Objectives can often translate directly into regulatory controls.

**Implementation Program** - An action, procedure, program, or technique that carries out general plan policy. Implementation programs also specify primary responsibility for carrying out the action and a time frame for its accomplishment.

**Responsibility Chart** - A chart which indicates the City departments responsible for the implementation of a policy or program. The Chart is included in Appendix A.

## PROPOSED GENERAL PLAN LAND USE DESIGNATIONS

### INTRODUCTION

This section provides definitions and explanatory text for the designations as proposed on Exhibit 3, the Land Use Plan. The Land Use Plan portrays a desired land use pattern for the time when Calistoga reaches buildout. The land use classifications described below cover both public and private development, and serve as a guide for zoning regulations and subdivision design. Table A presents a summary of density and intensity standards.

## **RESIDENTIAL BASE DESIGNATIONS**

### **RR Rural Residential**

This designation is applied to areas of the City located on the outer fringes of the existing service area, adjacent to County agricultural preserve areas and where steep hillsides limit development potential. Because of lack of City services and site constraints, development densities are limited. Allowable uses include single family residential, granny units, limited light agricultural uses and structures, home occupations, bed and breakfast units, and churches. This area serves as a buffer between the County agricultural preserve and the urban core of Calistoga. With planned capital improvements extending water and sewer services, this area can be back-filled to allow higher densities (up to 20,000 square feet per lot) to keep urban pressures off the agricultural preserve over the next twenty years and beyond.

#### **Allowable Net Densities:**

80,000 - 200,000 square feet if both on-site water and wastewater disposal.

40,000 - 80,000 square feet if either on-site water or wastewater disposal.

20,000 - 40,000 square feet if City water and wastewater services are provided.

In hillside areas, the minimum density is 40,000 square feet. The specific number of lots allowable and size of lot will be determined by application of a slope density formula.

Areas of steep slopes, unusable land, streets, floodway and park dedications are to be subtracted from the gross acreage to determine net acreage. The exceptions to this are hillside areas which are subject to the slope density formula.

### **(LDR) Low Density: Residential**

This designation is applied to areas with both City water and sewer services and provides a transition between the outer Rural Residential areas and the more densely populated areas located closer to downtown Calistoga. Close proximity to the arteries and major collections is required. These areas are also characterized as being generally flat. Major residential subdivisions are allowed if measures are taken to ensure compatibility with adjacent rural residential uses. Allowable uses include single family residences, mobile homes, granny units, home occupations, public uses, bed and breakfast units, and churches.

### **Allowable Net Densities:**

10,000 - 20,000 square feet.

Areas of steep slope, unusable land, streets, floodways and park dedications are to be subtracted from the gross acreage to determine net acreage.

### **(MDR) Medium Density - Residential**

This designation is applied to areas with both City water and sewer services and provides for increased residential densities. They are generally located between the Low Density and High Density residential designations. It provides for major subdivision and an opportunity for single family home ownerships for low to moderate incomes. Park dedications may be required to provide active open space areas. Innovative design is encouraged to reduce "tract" effect. Deviation from traditional design standards will be allowable with a Planned Development combination designation. Allowable uses include: single family residences, duplex, triplex, granny units, mobile home parks, home occupations, bed and breakfast units, churches, and public uses.

### **Allowable Net Density:**

3,000 - 10,000 square feet. Affordable rental units may have a density of one unit per 1,000 square feet. Minimum lot size shall be 6,000 square feet.

Areas of steep slope, unusable land, street, floodways, and park dedications are to be subtracted from this gross acreage to determine net acreage.

### **(HDR) High Density: Residential**

This designation is applied to areas either in the town core area or where large land holdings with full City services and good street access allow for higher density development. It provides for multi-family residential uses and an opportunity for affordable housing opportunities for families and seniors with lower to moderate incomes. Building heights are limited to not exceed thirty feet. Development must be attractively landscaped and provide off-street parking facilities without backing onto the street. Allowable uses include: Multi-family units (triplex and higher), residential care facilities, home occupations, public and quasi-public uses, bed and breakfast units, mobile home parks, and churches. Medical, dental and professional office facilities are allowed in areas where such uses would be compatible with adjacent uses such as the medical and dental complex located on upper Washington Street. Specific location of other suitable areas will be accomplished during the zoning map preparation.

## **Allowable Net Densities**

2,000 - 6,000 square feet per unit. Affordable rental units may have a density of one unit per 1,000 square feet. Minimum lot size shall be 6,000 square feet.

Areas of steep slope, unusable land, streets, floodways and park dedicated land are to be subtracted from this designation to determine net acreage.

## **RESIDENTIAL COMBINATION DESIGNATIONS**

### **(HR) Hillside Residential**

This combination designation is to be applied to Rural Residential (RR) areas where steep slopes or hillside conditions exist. As a part of the approval process detailed environmental information must be submitted including topography, preliminary grading and drainage plans, road and building plans, and tree and vegetation removal. In addition, development must adhere to strict design review guidelines to protect the viewshed.

Allowed uses include those provided for in the RR designation. However, clustering of single family uses is allowed with discretionary permit approval.

### **Allowable Net Density:**

40,000 - 200,000 square feet. Determination of actual size and number of parcels or number of units must be subject to a slope density formula.

### **(PD) Planned Development**

This combination designation can be applied to (LDR) Lower Density - Residential, (MDR) Medium Density - Residential, and (HDR) High Density - Residential designations located in sensitive environmental and transitional areas. It can also be applied where innovative design standards are to be applied to achieve a superior design or affordable housing.

Allowed uses include all provided for in the LDR, MDR and HDR designations.

### **Allowable Net Densities:**

As provided for in LDR, MDR and HDR designations.

## (VA) Visitor Accommodations

This combination designation is to be applied to (HDR) High Density - Residential designations where existing or adjacent motel, hotel or bed and breakfast visitor accommodations occur. Development can be allowed if determined to be compatible with adjacent residential uses.

Allowable uses include motel, hotel, inns, bed and breakfast units, in addition to multi-family units (triplex and greater).

### **Allowable Net Density**

Residential as provided in HDR; hotel/motel/inn/B&B/ one unit per 1,000 square foot net.

## **COMMERCIAL BASE DESIGNATIONS**

### (C) General Commercial

This designation is applied to all commercial areas in the downtown area and to existing neighborhood commercial centers. Access to all City services and arterial streets is required. Development must be compatible with adjacent residential uses by regulating noise and odor emissions and provision of adequate traffic control and parking. These areas must be attractively landscaped with regulated signs. Pedestrian walkways must be provided if none exist. No uses are allowed if it is determined that the use would have a significant demand on the City water and/or sewer system on an annual basis. Limited residential units are allowed in the downtown area with discretionary permit review.

Allowable uses include retail, personal services, professional offices, visitor accommodations, medical offices and clinics, shopping centers, limited residential, eating establishments, bars, service stations, public agencies, public and quasi-public uses, light manufacturing service, churches, and hospitals.

### **Allowable Net Densities:**

Lot size: minimum 6,000 square feet.

Motel, hotels, inns: one unit/1,000 square feet. Other commercial uses: floor area ratio (FAR) of 2.0 [total building square footage (gross floor area) divided by net land area] in the downtown area as defined in the in-lieu parking fee ordinance; and .80 in remaining commercial areas.

## (I) Light Industrial

This designation is applied to flat areas of the City where existing industrial use occurs and where it can be isolated or buffered from residential uses. All City services must be available and access to street arterials is required or must be provided for. Regulations must be made to ensure development is done in an environmentally sensitive manner and compatible with adjacent residential and commercial uses. No uses should be permitted if adverse to noise, air, water and wastewater quality standards. No uses are allowed if it is determined that the use would have a significant demand on the City water and/or sewer system on an annual basis.

Development must be appropriately designed, landscaped, minimize size and bulk of individual buildings and have ample on-site parking.

Allowable uses include heavy commercial and light industrial uses, including manufacturing, auto repair, bottling plants, storage, assembly, service and repair, and greenhouses.

Accessory commercial uses such as retail outlet, eating establishments, and offices are allowed with discretionary permit review or as a part of an overall industrial park plan approval.

### **Allowable Net Densities:**

Lot size minimum: 6,000 square feet.

Floor area ratio (FAR) of .90 [total building square footage (gross floor area) divided by net land area].

## **COMMERCIAL COMBINATION DESIGNATIONS**

### (VA) - Visitor Accommodations

This combination designation is to be applied to (C) Commercial designations where existing or adjacent motel, hotel or bed and breakfast visitor accommodations occur or where such developments would be beneficial. Development can be allowed in other areas if determined to be compatible with adjacent commercial and residential uses.

Allowable uses include transient lodging including motel, hotel, inns, bed and breakfast units, and destination resorts. Accessory visitor-serving retail, wine storage and retail sales, eating establishments, recreational amenities and personal service facilities can be allowed as long as it is subordinate and incidental to the transient lodging use.

### **Allowable Net Density:**

Hotel/motel/inn/B&B/ one unit per 1,000 square foot net.

### **(DD) - Design District**

This combination district can be applied to designations in commercial areas, major entrances to the City and to large land holdings with unique features. Its purpose is to require Planning Commission review of building design and property development such that development retains existing historical features of buildings and that new development is compatible with such historical structures. It also serves to ensure that major entrances to the City are attractively developed. Design guidelines should be developed to assist in making decisions.

Allowable uses include those provided for in C base district.

### **Allowable Net Density**

Same as C base district.

### **(A) - Airport**

This combination designation is to be applied to (C) Commercial designations to limit use and development of the property to airport-related uses. Any expansion of uses or new structures must have discretionary permit approval to insure safety of the airport and long term operations. Compatability with adjacent residential and commercial uses must be insured by examining noise concerns and design and placement of structures. Allowable uses are limited to airport and airport-related uses including: taxi service, glider operations, airplane repair and maintenance or related accessory structures and uses, such as office. Other limited accessory uses are allowed with discretionary review such as eating establishments if clearly subordinate and incidental to airport uses.

### **Allowable Density:**

Other commercial uses: floor area ratio of .10 [total building square footage (gross floor area) divided by the land area].

## **PUBLIC/QUASI-PUBLIC BASE DESIGNATION**

### **(P) Public/Quasi-Public**

This designation is applied to public or private land areas currently used or planned for public uses. It provides for a wide variety of uses for the general public benefit. Because

of this benefit, such designation can be applied to any area of the City, as the beneficial use dictates. However, such uses must be attractively designed and must incorporate measures to ensure compatibility with adjacent residential and commercial uses. Allowable uses include public uses such as City and County offices, corporation yards, water and wastewater facilities, parks, libraries, schools, community center, museums, fairgrounds and quasi-public uses such as telephone and electric substations, churches, fraternal buildings and hospitals.

#### **Allowable Net Densities:**

**Minimum Lot Size:** 6,000 square feet

**Floor area ratio (FAR) of .80 (gross floor area divided by net land area).**

### **PLANNED DEVELOPMENT BASE DESIGNATION**

#### **(PD) Planned Development**

This designation is applied to the major entrances of the City that have significant scenic vistas and sensitive environmental features. The purpose of this designation is to provide a planned mechanism which allows large areas to be planned as a unit and allows a mixture of compatible land uses. It must be implemented by a permit process that ensures new development is creative, compatible with the environment and implements the goals and policies of the Calistoga General Plan. No development shall be allowed (with the exception of one single family home per parcel) until a Preliminary Development Plan is approved by the City Council. The permit shall require a comprehensive and detailed plan for the property that addresses issues such as the preservation of scenic vistas, open space retention, traffic and access, slope and soil stability, drainage, recreation, compatibility of land uses, employment, affordable housing needs, utilities and public facilities.

Allowable uses include those uses allowed in all of the base designations provided for in the Calistoga General Plan except Airport. This is provided that a Preliminary Development Plan receives City Council approval, addresses the issues of concern for this designation, and is otherwise consistent with the goals and policies of the General Plan.

#### **Allowable Net Densities:**

(see the following designations for the range of allowable densities)

#### **(RR) Rural Residential**

#### **(LDR) Low Density: Residential**

(MDR) Medium Density: Residential

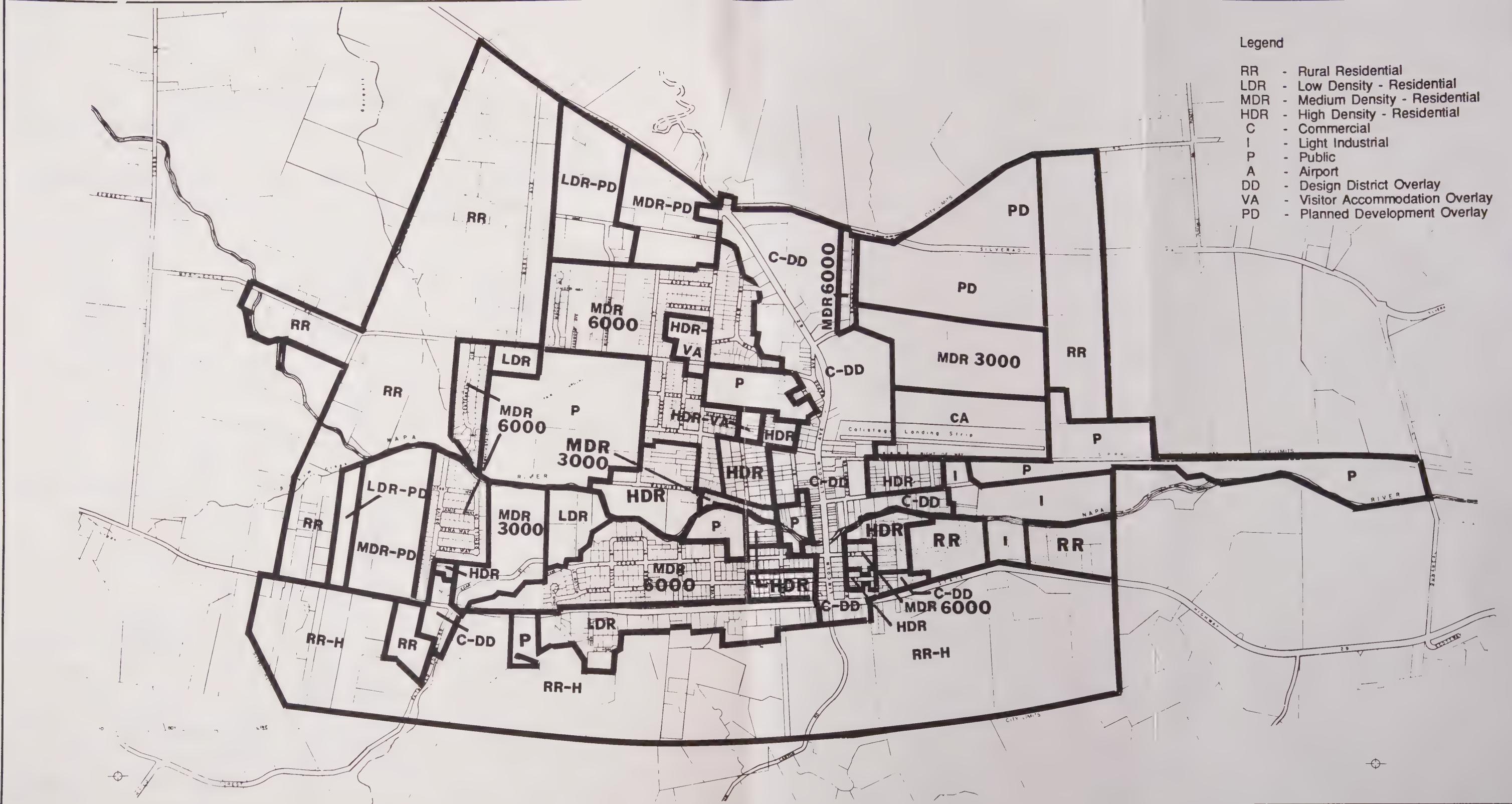
(HDR) High Density: Residential

(C-DD) Commercial - Design District

(I) Light Industrial

Areas of steep slopes, unusable land, streets, floodway and park dedications are to be subtracted from the gross acreage to determine net acreage. The exceptions to this are hillside areas which are subject to the slope density formula.





Source: City of Calistoga



## LAND USE PLAN

# PROGRAM AND POLICY DOCUMENT

## City of Calistoga

no scale



### Exhibit 3



**TABLE A**  
**DENSITY AND INTENSITY STANDARDS**

DESIGNATION	USE	MAXIMUM DENSITY/INTENSITY
<b>Residential Base:</b>		
RR	see text	1 unit/20,000 s.f.
LDR	see text	1 unit/10,000 s.f.
MDR	see text	1 unit/3,000 s.f.
HDR	see text	1 unit/2,000 s.f.
<b>Residential Combining:</b>		
HR	see text	1 unit/40,000 s.f.
PD	see LDR, MDR, HDR	see LDR, MDR, HDR
<b>Commercial Base:</b>		
C	motels, hotels, inns, other commercial uses	1 unit/1,000 s.f. FAR .8 to 2.0
I	light industrial	FAR .9
<b>Commercial Combining:</b>		
VA	hotel, motel, inn, Bed and Breakfast	1 unit/1,000 s.f.
DD	see C district	same as C base district

Continued

**TABLE A (Cont.)**  
**DENSITY AND INTENSITY STANDARDS**

<b>DESIGNATION</b>	<b>USE</b>	<b>MAXIMUM DENSITY/INTENSITY</b>
A	other airport commercial uses	FAR .1
<b>Public/Quasi Public Base:</b>		
P	public/quasi public	FAR .8
<b>Planned Development Base:</b>		
PD	see text	see the following designations: RR LDR MDR HDR C-DD I

**Source:** City of Calistoga Planning Department

**Notes:** To calculate population densities, the following procedure should be used: household size (2.1) x maximum number of future dwelling units (1,678) = 3,524.

For the development land potential analysis, please refer to the revised MEA and Issues and Options document for assumptions and other build-out calculations. The estimated number of future dwelling units reflects the chosen land use plan of August/October 1990.

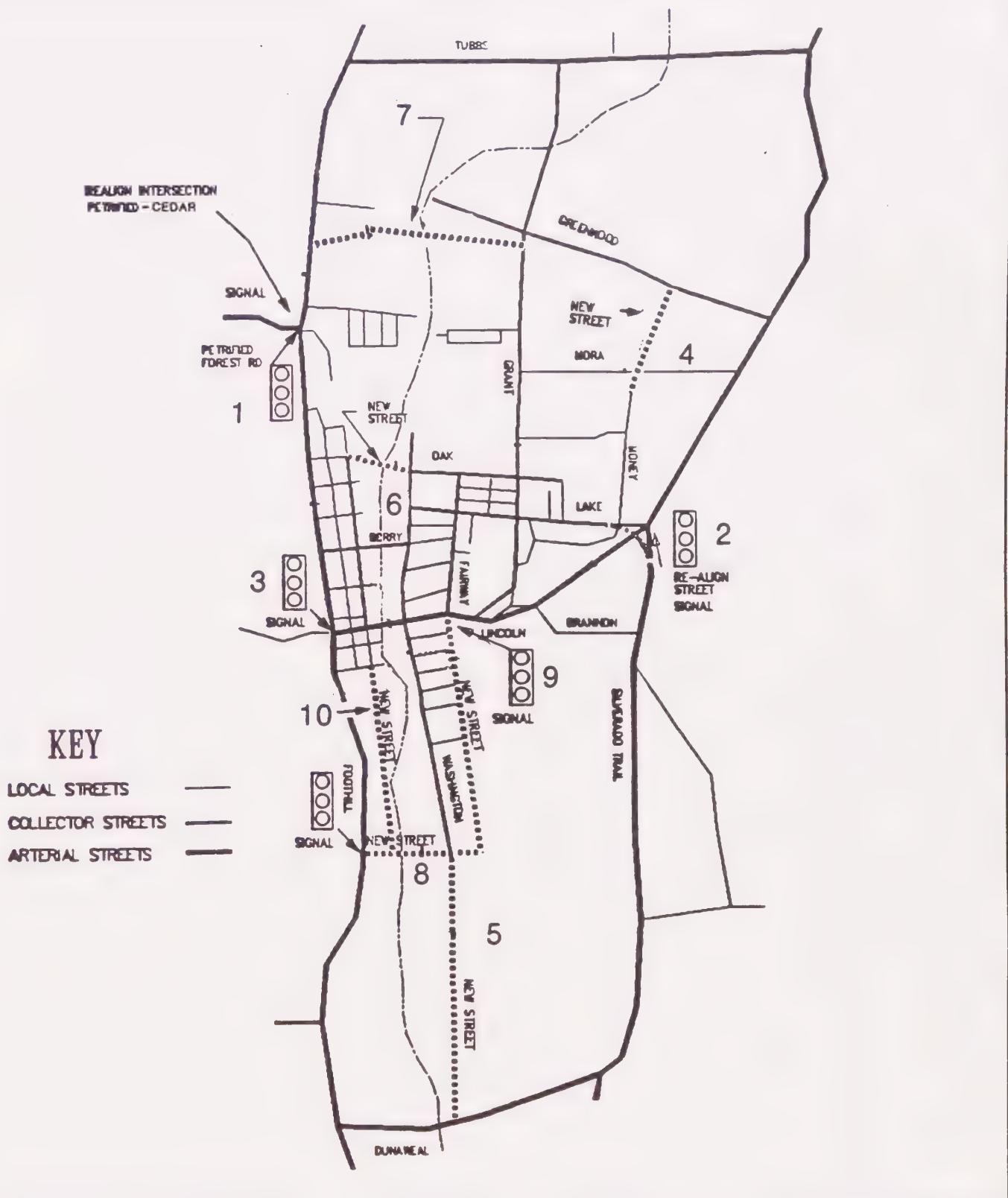
## **PROPOSED CIRCULATION PLANS AND DIAGRAMS**

The development of the General Plan will require roadway expansions, additions, and improvements. The following physical circulation improvements are recommended to address the projected future needs.

1. Change intersection of Pertiified Forest and Highway 128 and 29 to a four way intersection to bring Cedar Street opposite of Pertiified Forest Road. Install traffic signal.
2. Re-align the Silverado, Lincoln Avenue (Highway 29) and Lake Street intersection to achieve a proper four way intersection. Install traffic signal.
3. Make intersection improvements to Lincoln Avenue and Highway 29 and 128 intersection with Kortum Canyon Road. Install traffic signal.
4. Extend Money Lane to Mora Avenue. Eventually this road should be extended to Greenwood Avenue.
5. Extend Washington Street to Dunaweal Lane.
6. Construct a new street crossing of the Napa River at Oak Street.
7. Construct a new crossing of the Napa River between Greenwood Avenue and Mitzi Drive.
8. Construct a new street (Sparrow Street) and crossing of the Napa River between South Washington Street and Foothill Boulevard.
9. Extend Fair Way southeasterly to the extension of Sparrow Street. Install traffic signal at Fair Way and Lincoln Avenue.
10. Extend Cedar Street to Sparrow Street.

Exhibit 4 shows the proposed Circulation Plan. Roadways will be developed according to new standards to be adopted partially based on the recommendations of the Traffic Analysis report as shown on Table B.





## GENERAL PLAN CIRCULATION PLAN

PROGRAM AND POLICY DOCUMENT  
City of Calistoga



no scale



Exhibit 4



**TABLE B**  
**RECOMMENDED STREET DESIGN STANDARDS**

CLASSIFICATION	FUNCTION	ACCESS	INTERSECTION SPACING	SPEED LIMITS (MPH)	PARKING	CURB TO CURB WIDTH	RIGHT/WAY WIDTH	SIDE WALKS	DESIGN TRAFFIC VOLUMES VPD
<b>Urban</b>									
Arterial	Traffic movement	Limited	1/4 mile	30-35	Limited	52-68	64-88	Yes	5,000-20,000
Collector	Distribute traffic	Yes	300 ft.	25-30	Yes	40-48	60-68	Yes	1,000-5,000
Local	Local Use	Yes	175 ft.	25	Yes	28-36	48-56	Yes#	>1,000
<b>Rural</b>									
Arterial	Traffic movement	Limited	1/4 mile	35-50	Limited	40-64	60-84*	Yes#	5,000-20,000
Collector	Distribute traffic	No	300 ft.	25-30	Limited	36-40	56-60*	No#	1,000-5,000
Local	Local Use	No	175 ft.	25	Limited	24-32	44-52*	No#	>1,000

Source: Allan G. Tilton, P.E. (1990)

Notes: \* Right of way may vary to accommodate slopes in hillside areas.

# Pedestrian facilities shall be provided near schools and centers of pedestrian activity. In rural areas pedestrian pathways may be used.



## ADEQUATE HOUSING SITES

State law requires that a community identify adequate sites for the development of a variety of housing types:

*Identify adequate sites* which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including *rental housing, factory-built housing, mobile homes, emergency shelters, and transitional housing* in order to meet the community's housing goals as identified in subdivision (b). [emphasis added] Government Code Section 65583(c)(1).

Exhibit 5 indicates adequate sites for rental housing, factory-built housing, mobile homes, and emergency shelters. The Zoning Code will be amended according to Housing Implementation Program B6 in order to allow for the four types of housing. The Subdivision Code will be updated to state requirements as stated in Housing Implementation Program D1. Proposed adequate sites represent potential housing development sites. Although the City will provide incentives, due to landowner preferences, market forces, and other factors, these sites may not develop with the proposed housing type.

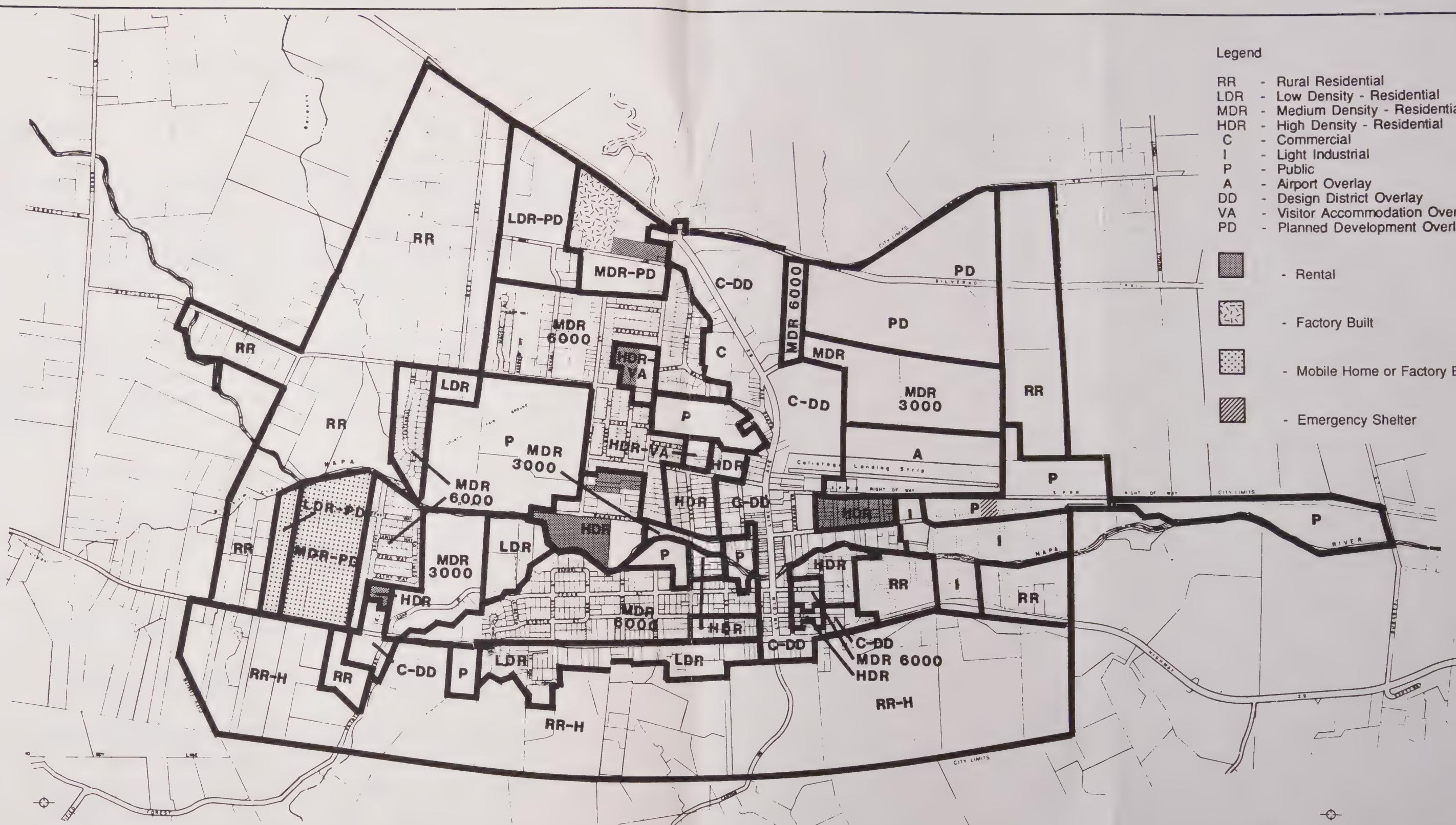
Since Calistoga's homeless current need relates to emergency shelters, sites for transitional shelters have not been shown. Should the need arise for transitional shelters the City will designate an appropriate site. The Zoning Code will be amended to allow for transitional shelters in certain zones as indicated in Housing Implementation Program B6.



**Legend**

RR	- Rural Residential
LDR	- Low Density - Residential
MDR	- Medium Density - Residential
HDR	- High Density - Residential
C	- Commercial
I	- Light Industrial
P	- Public
A	- Airport Overlay
DD	- Design District Overlay
VA	- Visitor Accommodation Overlay
PD	- Planned Development Overlay

- [Solid black square] - Rental
- [Hatched square] - Factory Built
- [Dotted square] - Mobile Home or Factory Built
- [Cross-hatched square] - Emergency Shelter



Source: City of Calistoga

## ADEQUATE HOUSING SITES MAP

PROGRAM AND POLICY DOCUMENT  
City of Calistoga

no scale



Exhibit 5





## LAND USE ELEMENT

### INTRODUCTION

The Land Use Element designates the general distribution and intensity of uses of the land for housing, business, industry, open space, education, public buildings and grounds, waste disposal facilities, and other public and private uses. The Land Use Plan in the Element Plans and Diagrams section of this report includes a statement of the standards of population density and building intensity recommended for the City of Calistoga. The Land Use Element plays the central role of correlating all land use issues into a set of coherent development policies. Its goals, policies, and programs relate directly to the other elements.

Several major findings were made in the General Plan Master Environmental Assessment (MEA) and Issues and Options report including: areas classified Agricultural Preserve by the County, but within the General Plan Study Area may be unsuitable for agricultural uses; the shortage of water and wastewater services is causing temporary growth moratoriums on growth in the City; and, there are approximately 299 vacant acres in the City of Calistoga.

### GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

**GOAL A** *To provide for orderly development within the City of Calistoga's General Plan Study Area.*

#### POLICIES

1. Ensure that high intensity/density development does not adversely impact adjacent uses with a lower intensity/density development.
2. Review current height regulations for their compatibility with City's existing low-rise building characteristics.
3. Regulate building height to avoid obtrusive breaks in the natural skyline, and to be responsive to the surrounding setting.
4. Encourage infill development on vacant properties with existing public services and utilities.
5. Balance residential, commercial, industrial, and public land uses.

6. Protect older residential neighborhoods from conversion to multi-family, professional office, and commercial uses.
7. Review and comment on any developments proposed on County lands within the Study Area.

## IMPLEMENTATION PROGRAMS

The following programs need to be reviewed annually, as required by State law. Government Code 65400 provides for annual review of the General Plan. Responsibility and time frames for each of the programs are shown in Appendix A.

1. The City will amend the Zoning Code to ensure that proposed commercial development abutting residential uses provides for ample building setbacks and buffering.
2. The City will amend the Zoning Code to require multi-family structures located adjacent to single-family parcels to incorporate adequate screening into project design to prevent view intrusion.
3. The City will amend the Zoning Code to avoid incompatible building heights.
4. The City will prioritize development on infill parcels with existing public services and utilities.
5. The City will discourage General Plan Amendments that affect the balance of land uses such as uses which would create a jobs/housing imbalance.
6. The City will amend the Zoning Code to protect the integrity of residential neighborhoods by restricting non-residential uses.
7. The City will petition LAFCO to expand its Sphere of Influence to include the Study Area.

**GOAL B** *To reinforce the downtown as the commercial and cultural center of Calistoga in support of tourism and the local economy.*

## POLICIES

1. Prohibit the creation of satellite visitor-serving commercial areas or strip commercial centers with visitor-serving commercial uses.

2. Achieve a commercial sector balance between visitor serving and local serving commercial uses.
3. Establish landscape standards for commercial, office, and industrial uses within the downtown and other areas of the City.
4. Encourage the development of pedestrian amenities within the downtown areas.
5. Plan for and manage tourism activities in such a way as to minimize any adverse impact to other segments of the economy, and the resident population.
6. Encourage the establishment of businesses that provide goods and services primarily for Calistoga residents.

## IMPLEMENTATION PROGRAM

The following programs need to be reviewed annually, as required by State law. Government Code 65400 provides for annual review of the General Plan. Responsibility and time frames for each of the programs are shown in Appendix A.

1. The City will ensure that the Zoning Code prohibits tourist-based business outside the downtown area.
2. The City will locate neighborhood commercial within easy access of future residential developments.
3. The City will amend their Zoning and Subdivision Codes to allow for adequate landscaping in non-residential areas.
4. The City will prepare an urban design study to coordinate the development of pedestrian amenities and the character of the downtown area. The study will include:
  - Parking design and location
  - Street tree theme
  - Lighting
  - Street furniture
  - Building scale, bulk, and facade treatment
  - Sign regulations
  - Landscape standards

5. Designate sufficient land only to increase visitor accommodations in order to encourage visitors to stay overnight.
6. The City will amend the Zoning Code to provide for the addition of a resident-oriented commercial district.

**GOAL C** *Accommodate new development that is coordinated with the provision of infrastructure and public services.*

## POLICIES

1. Ensure adequate water and wastewater capacities or improvements are in place prior to granting approval for new development.
2. Provide adequate public facilities and services to meet the needs of the community.
3. Discourage development beyond areas with planned expansions of sewer, water, and road systems.

## IMPLEMENTATION PROGRAM

The following programs need to be reviewed annually, as required by State law. Government Code 65400 provides for annual review of the General Plan. Responsibility and time frames for each of the programs are shown in Appendix A.

1. Through a revised Resource Management System Ordinance the City will monitor new development to ensure the adequate provision of water and wastewater services.
2. Through its corporate powers the City will provide for the construction of the following facilities:
  - a new police facility
  - an additional fire substation on the west side of Calistoga
  - an upgraded and expanded library
  - a public swimming pool for school and recreation
  - a senior citizen center
  - new school sites as population levels warrant
  - a youth recreation center
  - a bicycle pathway network

3. The City will ensure that new development is phased concurrently with planned infrastructure expansions.

**GOAL D** *Accommodate new development that is sensitive to the natural environment.*

**POLICIES**

1. Allow only very low and low intensity land uses in areas characterized by steep slopes, environmental hazards, and scenic ridgelines and hillsides.
2. Encourage clustered development in areas of ecological sensitivity such as the Mt. Washington area.

**IMPLEMENTATION PROGRAM**

The following programs need to be reviewed annually, as required by State law. Government Code 65400 provides for annual review of the General Plan. Responsibility and time frames for each of the programs are shown in Appendix A.

1. The City will retain areas for visual amenities through development controls to protect the ridgeline and provide for site and design review of all development proposals.
2. Through site and design review, the City will ensure that proposed development will not be visible from the valley floor. The appearance of rows of houses along the skyline will be avoided.
3. The City will prepare a hillside management ordinance that will address:
  - development location
  - grading
  - revegetation and landscaping
  - light and glare
  - viewshed protection
  - slope density formula
4. Through the environmental review process, the City will analyze areas of ecological sensitivity in relation to proposed development.

**GOAL E** *Maintain and enrich Calistoga's quality of life encompassed in its friendly, rural, small town atmosphere.*

**POLICIES**

1. Enhance major entrances to Calistoga in order to provide definitive gateways to the City.
2. Protect and enhance the visual corridors of scenic routes.
3. Provide a balance between the community's quality of life and the tourism activities.
4. Investigate the extension of the Napa Valley Wine Train to Calistoga, the traditional destination point of the Napa Valley Railroad, provided an environmental analysis has identified mitigation measures to eliminate or significantly reduce impacts.
5. Regulate the location of franchises and fast food chains within the City of Calistoga's General Plan Study Area.
6. Encourage compatible development on adjacent county lands.
7. Encourage elimination of blighted conditions in downtown Calistoga to enhance affordable housing, job opportunities, and historical preservation.

**IMPLEMENTATION PROGRAM**

The following programs need to be reviewed annually, as required by State law. Government Code 65400 provides for annual review of the General Plan. Responsibility and time frames for each of the programs are shown in Appendix A.

1. The City will prepare an Urban Design Plan for selected entrances to the City and the downtown core area.
2. The City, in conjunction with the County of Napa, will obtain official designation of Highways 29 and 128, and the Silverado Trail as Official State Scenic Highways.
3. Using citizen input, the City will develop guidelines for each proposed scenic route corridor as required by the state, including guidelines for land use, site planning, outdoor advertising, landscaping, earth moving, and design.

4. The City will develop Zoning Code provisions to require that new development at the major entrances to the City be aesthetically pleasing in design, provide buffering between land uses, and retain open space and unique land features.
5. The City will establish a scenic highway overlay in the Zoning Code to ensure development retains scenic vistas along Silverado Trail, Highway 128 between the western City limits and Petrified Forest Road; Petrified Forest Road; and, Lake County Highway. This can be accomplished by retaining large acreages in Rural Residential, in Low Density Residential and Medium Density Residential and other areas by retaining landscaped pedestrian/bicycle pathways and limiting structures adjacent to the roadways to one story.
6. The City will approve development that will strengthen the community's identity while balancing the tourism economy.
7. The City will require a thorough environmental analysis prior to consideration of an extension of the Napa Valley Wine Train to Calistoga.
8. The City discourages chain fast food establishments or franchises from locating in the City because of the possible disruption of the historic and small town nature of Calistoga and the potential for adverse impacts on traffic circulation. Any such development must require a Conditional Use Permit and be subject to extensive design review.
9. Through the environmental review process, the City will analyze County-proposed developments for compatibility with adjacent City uses.
10. Establish a Redevelopment Agency, District, and Plan to cover blighted areas including, but not limited to, Lower Washington Area, Airport property, Downtown Calistoga, and adjacent industrial areas.

#### **GOAL F**

*The Calistoga Gliderport is an important asset to Calistoga and it is the City's goal to strive to keep it as a special use or private airport principally used for glider operations.*

#### **POLICIES**

1. Project review shall assure that land use types and densities in areas adjacent to the Calistoga airport are compatible with airport activity so existing and future capabilities of the airport can be preserved.

2. Land use plans, regulations and other actions adhere, to the extent reasonable or practicable, to the land-use compatibility criteria of the Napa County Airport Land Use Commission, unless it is determined that an override is appropriate.
3. The conversion of City-owned land and airport land within the approach to the airport should be avoided whenever possible, as these areas are, and will continue to be, impacted by frequent aircraft overflights. Residential uses and other noise-sensitive uses (i.e., nursing homes, hospitals, schools, and amphitheaters) are considered inappropriate within the approach corridor. Maintaining this area in agricultural and open space uses is strongly recommended to minimize the potential for future land use conflicts.
4. Any new residential, noise sensitive uses, or other land use or structures bringing large concentrations of people within five thousand feet of the airport runways will be subject to noise, safety and overflight impact review.
5. Building sites on the airport property should be clustered in areas outside the approach zone (and overflight zone) and set back as much as possible from the extended runway centerline and typical flight tracks.

## **IMPLEMENTATION PROGRAM**

The following programs need to be reviewed annually, as required by State law. Government Code 65400 provides for annual review of the General Plan. Responsibility and time frames for each of the programs are shown in Appendix A.

1. The City shall refer proposed projects which include requests for general or specific plan amendment, changes to the Zoning Ordinance, and changes to local building regulations to the Napa County Airport Land Use policy plan prior to review by the appropriate City decision-making body.
2. Provide for an airport overlay or combining zoning district in the Zoning Code. The district shall include limitations on such issues as building coverage, employment density and other hazards, as well as provisions for site design criteria, dedication of aviation easements and deed restrictions, and noise insulation requirements.

## **SPECIFIC POLICIES FOR COMMERCIAL AND INDUSTRIAL PROPERTIES**

In preparing the land use element it was determined that certain properties needed specific policies to guide development and decision-making. This is required because the particular property had any of the following: located at a major entrance to the city, adjacent to a

scenic highway, had environmental concerns, large acreages in common ownership, adjacent land uses that could be adversely impacted, and need for consolidated ingress/egress. The following are the properties that fall under this category with specific land use policies:

**MAXFIELD/ADAMS BEVERAGE PROPERTY:**

- A. Development must be sensitive to the natural landscape, scenic vistas and site features. This includes setbacks along the creek. Measures should be taken to preserve the natural vegetation on Mt. Washington as much as possible. Grading of the property shall be minimized.
- B. Development must be harmoniously integrated into the property to minimize impact on adjacent land uses. This includes careful siting of lighting, noise generators, and building location, height and style.
- C. An evaluation of wetlands, preservation of oak trees and other environmental concerns with suggested mitigation measures shall be submitted with project application.
- D. A detailed landscaping plan shall be submitted along with project application. This plan shall provide at least a buffer along Silverado Trail. A landscaped berm or other screening shall be provided along the boundary with the mobile home park. This could include a pedestrian pathway leading to Mt. Washington. Consideration should be given to include a pedestrian pathway leading to Mt. Washington.
- E. A geotechnical report and preliminary drainage plan shall be submitted along with the application to address soil erosion, drainage, maintenance of the drainage ditch, flooding and slope stability.
- F. Passive recreation opportunities should be considered on Mt. Washington for residents of Calistoga. Access to this landmark should be provided if used for recreation purposes.
- G. A traffic circulation plan and parking shall integrate all uses to safely access Silverado Trail. This is especially the case if the property is further subdivided into smaller parcels prior to indication of intended use.
- H. Land uses shall be limited to Residential and Visitor Accommodation uses: transient lodging including hotels, motels, and destination resorts and related visitor services such as restaurant, recreational amenities, wine retail sales and storage, spa and retail shops. These related services must be clearly secondary to the transient lodging use. Residential uses include estate homes,

mixed density developments, and senior retirement center. All allowed uses shall be subject to the Planned Development permit review and approval process. A mix of land use types is allowed provided all of the provisions set forth above are addressed.

#### SILVER ROSE INN PROPERTY (J. PAUL DUMONT):

- A. Development must be sensitive to the natural landscape, scenic vistas, site features, preservation of oak trees and adjacent agricultural uses. Grading of the property shall be minimized.
- B. Development must be harmoniously integrated into the property to minimize impact on adjacent land uses. This includes careful siting of lighting, noise generators, and building location, height, and style.
- C. A detailed landscaping plan shall be submitted along with project application. This plan shall provide at least a 30 foot buffer along Silverado Trail.
- D. A geotechnical report and preliminary drainage plan shall be submitted along with the application to address soil erosion, drainage, and slope stability.
- E. A traffic circulation plan and parking shall integrate all uses to safely access Rosedale Avenue and Silverado Trail.
- F. Land uses shall be limited to Rural Residential, vineyards and Visitor Accommodation to include: transient lodging such as hotel, motel, and destination resort and related visitor services such as restaurant, recreational amenities, wine storage and sales, spa and retail shops. These related services must be clearly secondary to the transient lodging use. All the allowed uses shall be subject to the Planned Development permit review and approval process.

#### MILTON WRIGHT TRUST PROPERTY:

- A. Overall development must be sensitive to site features. The frontage on Foothill Blvd. must be attractively designed, landscaped and present a pleasing entrance to the site.
- B. Development must not present adverse impacts on air and water quality, produce odors or harmful emissions, loud noise and vibrations. In total the development must not require large amounts of City water or make significant demands on the City wastewater treatment system.

- C. A detailed landscaping plan shall be submitted along with project application. This plan shall provide at least a buffer along Foothill Boulevard. A fence, wall or other screening shall be provided next to adjacent properties.
- D. A geotechnical report and preliminary drainage plan shall be submitted along with the application to address soil erosion, drainage, maintenance of the drainage ditch, and flooding.
- E. A traffic circulation plan and parking shall integrate all uses and buildings to safely access Foothill Boulevard. Intersection improvements shall be made as required by CALTRANS. The property shall provide right-of-way for the Southern Crossing on Sparrow Street and contribute a fair share contribution to the cost of road improvements if it is not deemed appropriate to construct the road with project development.
- F. Land uses include heavy commercial and light industrial uses, including manufacturing, auto repair, bottling plants, storage, assembly, service and repair, and greenhouses. This is provided that these uses can be conducted in a manner compatible with the above policy guidelines and other general plan policies. Accessory commercial uses such as retail outlet, eating establishments, and offices are allowed with discretionary permit review or as a part of an overall industrial park plan approval.



## CIRCULATION ELEMENT

### INTRODUCTION

The Circulation Element consists of the general location of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the land use element.

Several major findings were made in the General Plan Master Environmental Assessment (MEA) and Issues and Options report including: existing traffic conditions can be improved by implementing traffic improvements; recommended circulation improvements will improve traffic at General Plan buildout; the lack of adequate parking in the downtown core results in parking in residential neighborhoods and could discourage potential retail customers; and the City lacks adequate sidewalks for pedestrian activities.

### GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

**GOAL A:** *To develop a comprehensive Circulation system coordinated with planned land uses.*

#### POLICIES

1. Develop the Circulation Plan network of arterials, collectors, and local streets.
2. Upgrade and maintain the existing circulation network to meet traffic safety standards.
3. Work with other Napa Valley municipalities in establishing a regional transportation system.
4. Consider appropriate site planning techniques in evaluating development proposals to minimize impacts to traffic flow and safety.
5. Require new development and expansion of existing development to provide necessary street improvements for the demand they generate.
6. Discourage additional recreational vehicle traffic in the City of Calistoga.

7. The City will cooperate with landowners to remove or eliminate unnecessary Morgan Street Map roads and rights-of-way not shown on the circulation plan.
8. The City will study relocation of State Highway 29 to avoid through traffic from using the downtown core area (Lincoln Avenue).

## IMPLEMENTATION PROGRAM

The following programs need to be reviewed annually, as required by State law. Government Code 65400 provides for annual review of the General Plan. Responsibility and time frames for each of the programs are shown in Appendix A.

1. The City will develop their circulation system according to the Circulation Plan and diagrams.
2. Through the Capital Improvements Plan and related impact fees, the City will ensure that adequate funds are provided to upgrade and maintain the existing circulation network.
3. The City, in conjunction with other municipalities, will discuss possibilities of providing transportation services to citizens of Calistoga and the rest of the Napa Valley, including the possibility of utilizing designated cars on the Napa Valley Wine Train, a regional public bus system, or other forms of regional transportation.
4. Through the environmental review process, the City will require proposed developments to include appropriate site planning techniques which minimize traffic impacts, and to provide necessary street improvements.
5. The City will improve directional signing systems to help guide visitors to their destinations.
6. The City will support a study to explore alternatives to reroute State Highway 29 away from the downtown core (Lincoln Avenue).

**GOAL B:** *To ensure the adequate provision of both on-street and off-street parking.*

## POLICIES

1. Provide for public parking in the downtown core area to meet local and tourist demands.

2. Encourage small scale parking lots to maintain scale and charm of the downtown commercial area.

## IMPLEMENTATION PROGRAM

The following programs need to be reviewed annually, as required by State law. Government Code 65400 provides for annual review of the General Plan. Responsibility and time frames for each of the programs are shown in Appendix A.

1. The City will develop a benefit assessment district or a similar mechanism to assist in the funding of parking lot construction to meet local and tourist demands.
2. The City will review parking facilities as part of the design review process for new or expanded development projects.

**GOAL C:** *To provide a safe and secure bicycle and pedestrian route system.*

## POLICIES

1. Link pedestrian walkways and sidewalks to serve the entire community.
2. Retain Calistoga's pedestrian orientation.
3. Provide bicycle paths within City rights-of-way that are linked to serve the entire community.
4. Encourage bicycle touring from city to city in the Napa Valley.
5. Establish a bicycle pathway network.

## IMPLEMENTATION PROGRAM

The following programs need to be reviewed annually, as required by State law. Government Code 65400 provides for annual review of the General Plan. Responsibility and time frames for each of the programs are shown in Appendix A.

1. The City will require repair and/or construction of sidewalks on all residential, collector and arterial streets.

2. The City will prepare an urban design study to coordinate the development of pedestrian amenities and the character of the downtown area. The study will include:
  - Parking design and location
  - Street tree theme
  - Lighting
  - Street furniture
  - Building scale, bulk, and facade treatment
  - Sign regulations
  - Landscape standards
3. The City will develop a comprehensive bikeway plan in accordance with the Circulation Plan and diagrams.
4. The City will provide signage on major regional bicycle routes to encourage bicycle touring to Calistoga. Bicycle lockers or similar facilities will be provided in or near the downtown core area.

**GOAL D:** *To maintain an adequate level of service in the City's water, wastewater treatment, and storm water systems to meet the needs of existing and projected development.*

## POLICIES

1. Coordinate timing and location of water, wastewater, and storm water facilities with land development.
2. Investigate future sources of water for existing and future developments.
3. Utilize corporate powers to provide funds to meet water, wastewater, and storm water expansion and repair.
4. Manage and control water consumption by existing users to coincide with water availability.
5. Regulate commercial and industrial effluent to improve water quality.
6. Investigate possible spray irrigation sites to dispose of treated effluent.

7. Coordinate the location and undergrounning of private utilities (electric, telephone, cable, gas) to coincide with future City land use and capital improvement plans.

## IMPLEMENTATION PROGRAM

The following programs need to be reviewed annually, as required by State law. Government Code 65400 provides for annual review of the General Plan. Responsibility and time frames for each of the programs are shown in Appendix A.

1. Through the Resource Management System and environmental review process, the City will coordinate public utility provision with land development.
2. The Public Works Department will prepare a water enhancement plan. The following sources of water among others will be investigated:
  - a. NBA Contract Negotiation - Open discussions with the Napa County Conservation District and City of Napa regarding increase in NBA allocations or direct long term purchase of additional water.
  - b. Fiege Canyon Well Field - Investigate increasing production of existing wells and the potential for developing additional wells.
  - c. Flynnville wells - Open discussions with existing owners for testing and possible access or acquisition potential.
  - d. Pacheteau Wellsite (Flynnville) - A fresh water well was developed by the E.M.L. Corporation as part of a proposal to develop the Pacheteau resort area.
  - e. Solari Wellsite - Open discussions with existing owners for testing and possible access or acquisition potential.
  - f. Dredging of reservoir - Evaluate existing information and update engineered estimates and feasibility.
  - g. Raise dam - Evaluate existing information and update engineered estimates and feasibility.

3. The City will use its corporate powers to collect funds for water, wastewater, and stormwater expansion and repair. Proposed system improvements will be included within the Capital Improvements Plan.
4. The City will provide educational information on water conservation to Calistoga citizens and businesses.
5. The City will review all Use Permits and other discretionary permits for any excessive water use above quotas.
6. The City will prepare a water rationing plan to be used in case acute water shortages occur.
7. The City and the Regional Water Quality Control Board will monitor commercial and industrial effluent, and issue warnings or consider fines for excessive water degradation.
8. The City will investigate and secure tenure on effluent spray irrigation sites including, but not limited to, the following:
  - Fox Property
  - Airport
  - Fredianni Storage Ponds (10 MG)
9. Through the environmental review process, the City will notify private utilities (electric, telephone, cable, gas) of development projects which will require their services.
10. The City will notify private utilities of the City's Capital Improvement Plan to coordinate the location and undergrounding of private utilities.

# HOUSING ELEMENT

## INTRODUCTION

The Housing Element consists of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. The housing element identifies adequate sites for housing, including rental housing, factory-built housing, and mobilehomes, and shall make adequate provision of the existing and projected needs of all economic segments of the community.

Several major findings were made in the General Plan Master Environmental Assessment (MEA) and Issues & Options report including: affordable housing objectives as well as other objectives from the 1985 Housing Element have not been met; there is a lack of larger rental units for larger families; each year 40 or more homeless persons, usually single males, have sought shelter especially at churches; there have been difficulties in retaining rehabilitated rental units for prior low-income occupants; there are limited amounts of land for multi-family development; and due to chronic limitations on sewer and water services, population growth is limited to less than three percent per annum.

## GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

**GOAL A:** *To provide a range of housing types for all economic segments of the community.*

### POLICIES

1. Make every effort to provide affordable housing for those people who live and work in Calistoga, to meet all income levels, and to meet the City's fair share of housing as determined by ABAG.
2. Provide information to the public and developers on approved residential projects and vacant land supply.
3. Use local, state, and federal funding assistance, to the extent that these subsidies exist and are appropriate to Calistoga's needs, to assist the public and developers in the provision of affordable housing. This includes working with the Napa Valley Housing Authority.
4. Encourage the continued use of Section 8 rental assistance certificates by Calistoga residents.

5. Grant residential density bonuses for projects that reserve units for very low and/or low income households, as required by state law.
6. Continue to allow for the development of secondary residential units, as required by state law, while protecting the single-family character of neighborhoods.
7. Make an effort to preserve and increase the stock of rental housing, especially large rental units, for affordable to low and moderate income households.
8. Provide a jobs and housing relationship that satisfies local need for housing and affordability.
9. Work with the California Department of Housing and Community Development, the Napa Valley Housing Authority, County of Napa, and its municipalities in establishing and coordinating low income housing for special groups such as farmworkers, seniors, the disabled, and the homeless.
10. Promote the issuance of Mortgage Revenue Bonds and Mortgage Credit Certificates to assist first-time home-buyers.
11. Assure to the extent possible that visitor employee housing is available.
12. The City defines "Affordable" housing as housing affordable for households whose annual income does not exceed 120 percent of Napa County's median income as published by HUD on an annual basis. Rental housing is considered affordable when the rental rates are affordable to households whose annual income does not exceed 80 percent of the median income as published by HUD. It is estimated that approximately 30 percent of the annual income is for house or rental payments.

## **IMPLEMENTATION PROGRAM**

The following programs need to be reviewed annually, as required by state law. Government Code 65400 provides for annual review of the General Plan. Responsibility and time frames for each of the programs are shown in Appendix A.

1. Through corporate and police powers, the City will make every effort to meet its fair share of housing as determined by ABAG. Please refer to Table C which contains housing objectives.

2. The City will regularly update the MEA and maintain a list of approved and proposed housing projects and make it available to the public.
3. The City will make use of governmental programs related to construction and rehabilitation needs of low and moderate income households. The City will apply for and/or make applications available to the public. Funding sources include, but are not limited to:

#### FEDERAL (FmHA)

- FmHA Section 502 - Rural Housing Home Improvement Loan Program. Provides loans to low income households to buy, build, improve, repair, or rehabilitate owner occupied rural homes.
- Section 504 - Rural Housing Repairs Program. Provides loans and grants to very low income persons to make repairs necessary for health and safety.
- Section 523 - Self-Help Housing. Provides grants and loans to fund technical assistance to groups building units financed under 502.
- Section 523/524 - Rural Housing Sites Loan Program. Provides direct loans to private or public non-profit organizations to acquire and develop land in rural areas.

#### STATE

- California Self Help Housing Program. Through grants and loans to local governments and non-profits, this program helps low and moderate income families construct or rehabilitate their homes.
- Predevelopment Loan Program. Low interest loans to local governments and non-profits for predevelopment activities.
- Nonprofit Housing Program. The California Housing Finance Agency (CHFA) provides permanent financing for contractor-built single-family homes developed by nonprofit organizations which serve lower income families.
- Minority and Small Business Development. CHFA assists minority-owned and women-owned developers.

## LOCAL

- Inclusionary Housing Program. All new residential units - five or more are required to address affordable housing through providing 10% of the units as affordable to very low, low, and moderate income households, land dedication, in-lieu fee, or reasonable alternative method. Please refer to Table C which contains housing objectives.
- Make use of repayment funds from CDBG. Rehabilitation loans to facilitate retention, repair, and development of affordable housing units.

4. The City will ensure that all rental property owners allow the use of Section 8 rental assistance certificates.
5. The City will amend the Zoning Code to grant residential density use bonuses for very low and/or low income developments in order to comply with Government Code Sections 65913.4, 65915, and 65917.
6. The City will continue to implement the provisions of the Second Dwelling Units Chapter (17.37) of the City Zoning Code.
7. The City will keep a list of all available and appropriate federal, state, and local funding sources that support rental housing units. The City will apply and/or provide applications to the following programs:

## FEDERAL (FmHA)

- Section 515 - Rural Rental Housing Program. Provides loans to construct and rehabilitate rental and cooperative housing for low and moderate income families and elderly persons.

## STATE

- Rental Housing Construction Program. Provides loans to local governments for the development of rental housing.
- The City shall apply for Proposition 77 and 84 funds for rehabilitation and construction of rental units.

## LOCAL

- Inclusionary Housing Program. All new residential units - five or more are required to address affordable housing through providing 10% of the units as affordable to very low, low, and moderate income households, land dedication, in-lieu fee, or reasonable alternative method. Please refer to Table C which contains housing objectives.

8. The City will encourage mixed-use development through its Zoning Ordinance.
9. The City will establish a housing impact fee for new businesses to help house employees for low salaried positions.
10. The City will keep a list of all available state and regional programs that support housing for special need groups. The City shall apply and/or provide applications to the public. The City shall work with HCD and apply for the following programs:
  - Emergency Shelter Program - Award grants to local governments and non-profits for actively aiding the homeless.
  - Senior Citizens Shared Housing Program - Provides grants to local governments and non-profits helping seniors find others with whom they can share housing.
  - Office of Migrant Services - Awards grants to local governments for administration, management, operation, and rehabilitation of rental housing units for migrant families.
  - Farm Labor Housing Rehabilitation Loan Program. Provides loans to the owners of farm labor housing to bring it into compliance with the Employers Housing Act.
  - Housing Assistance Program - Provides Section 8 certificates to developmentally, mentally, and physically disabled adults. The Napa Valley Housing Authority distributes Section 8 rental certificates.
11. The City, alone or in conjunction with the County, will investigate California Debt Limit Allocation Committee requirements for issuance of tax-exempt Mortgage Revenue Bonds (MRBs). If feasible, the City and/or County will apply to the Committee for allocation of MRBs.

12. The City will provide information to developers and the public regarding the California Housing Finance Agency's (CHFA) bond financing program.
13. The City, alone or in conjunction with the County, will contact the California Debt Advisory Commission and investigate requirements to obtain authority for the issuance of Mortgage Credit Certificates (MCCs). The City and/or County will work with local and real estate agencies and lenders to implement a MCC program.
14. Rental housing for very low to low income households may be allowed to develop at densities as low as one unit per 1,000 square feet in High Density Residential and Commercial Areas provided no health and safety problems would result.
15. Residential lots dedicated for ownership by low to moderate income households may have individual lot sizes as low as 5,000 square feet in Medium Density Residential and High Density Residential areas.

**GOAL B:** *To provide adequate sites for the development of all types of housing.*

## POLICIES

1. Maintain an adequate supply of land in appropriate land use designations and zoning categories to accommodate projected household growth and to achieve residential vacancy rates allowing turnover with relative ease.
2. Update the Zoning Code to allow manufactured homes including mobilehomes in single-family zones as required by state law.
3. Update the Zoning Code to allow mobilehome parks on all land planned and zoned for residential uses, as required by state law.
4. Provide an adequate site or structure through the Zoning Code that allows the provision of emergency and transitional shelters, as required by state law. Currently the homeless need is related to emergency shelters.
5. Provide information to the public and developers on approved and proposed projects that include rental housing.
6. Encourage the development of convalescent care facilities.

7. In addition to providing density bonuses, the City will target specific incentives and funding sources at indicated adequate sites on Exhibit 5.
8. Provide for infill of Rural Residential designations to allow one-half acre lots provided water and sewer services are available.

## IMPLEMENTATION PROGRAM

The following programs need to be reviewed annually, as required by State Law. Government Code 65400 provides for annual review of the General Plan. Responsibility and time frames for each of the programs are shown in Appendix A.

1. The City will prepare a vacant land use map and inventory and regularly monitor vacant lands.
2. The City will rezone a significant amount of land designated for Transitional uses to residential uses. Through the Zoning Code, the City will allow limited residential units in commercial districts provided it can be done in a compatible manner.
3. The City will consider rezoning lands designated for commercial and industrial uses with mixed uses in order to accommodate projected housing needs.
4. In accordance with Section 65852.3 and 65852.4 of the Government Code, the City will revise its Zoning Code to allow manufactured homes in single-family zones.
5. In accordance with Sections 65852.7 of the Government Code, the City will amend its Zoning Code to allow mobilehome parks on all land planned and zoned for residential uses.
6. In accordance with Section 65583(c)(1) of the Government Code, the City will amend its Zoning Code to provide for the possibility of emergency and transitional shelters, should the need occur. Potential adequate sites are shown on Exhibit 5. Please refer to Table C for housing objectives.
7. The City will maintain a list that provides information on approved and proposed projects, especially projects which include rental housing. This list will be made available to the public.
8. The City will amend the Zoning Code to allow convalescent care facilities in additional land use categories.

9. The City will designate a housing coordinator to work with the Planning Department and/or with the City Administrator. Responsibilities of the housing coordinator shall include, but are not limited to, developing a pilot program to package housing incentives and funding sources aimed at developing affordable housing, farmworker housing, emergency shelters, and other types of housing. The coordinator shall also make recommendations for use of the City's CDBG repayment funds to the City Council.
10. The City will review its Capital Improvement Program annually to ensure than sewer/water/street improvements facilitate timely residential development.

**GOAL C:** *To encourage the maintenance and continued improvement of the existing housing stock and residential neighborhoods.*

## POLICIES

1. Encourage private reinvestment in older residential neighborhoods and private rehabilitation of housing.
2. Use state and federal funding assistance to the fullest extent these subsidies exist to rehabilitate housing, and continue to give housing rehabilitation efforts high priority in the use of remaining Community Development Block Grant funds and/or repayment funds.
3. Support the revitalization of older neighborhoods by keeping streets, sidewalks, and other municipal systems in good repair.
4. Promote the continued upkeep of existing mobilehome parks.
5. Require abatement of unsafe structures, giving property owners ample opportunities to correct deficiencies.
6. Reduce the amount of area zoned High Density Residential (HDR) in older neighborhoods consistent with the General Plan to reduce the pressure for removal of potentially historic single-family units to construct multi-family units.
7. Ensure that future CDBG loan agreements and other rehabilitation assistance agreements include clauses which require unit owners to retain the families that occupied the units prior to rehabilitation, unless adequate cause can be shown.

8. Promote the rehabilitation of seismically unsafe residential units.
9. Discourage the conversion of residential units to bed and breakfast establishments and other commercial uses.
10. Maintain the City's mobile home parks and protective zoning as a source of affordable residential housing.

## **IMPLEMENTATION PROGRAM**

The following programs need to be reviewed annually, as required by State Law. Government Code 65400 provides for annual review of the General Plan. Responsibility and time frames for each of the programs are shown in Appendix A.

1. The City will modify their fee structure to encourage private reinvestment of older residential neighborhoods and private rehabilitation of housing.
2. The City will review previous redevelopment studies and consider encouraging the formation of a special assessment district in the "lower Washington" area. Funds from the assessment could fund long-term rehabilitation and property upgrading programs for existing properties and structures.

- OR -

The City will reinitiate efforts to prepare and implement a redevelopment plan for the "lower Washington area" of Calistoga, if feasible. The plan will consider replacing older multi-family units with new multi-family units for very low to low income households.

3. The City will make use of governmental programs listed in implementing Program 3 under Goal A of the Housing Element. In addition, the City will apply for and/or provide applications for the following programs:

### **FEDERAL (FmHA)**

- 533 - Rural Preservation Grant Program. Funds non-profit organizations to rehabilitate older rural homes for very low and low income families.

## STATE

- Special User Housing Rehabilitation Program. Offers loans for rehabilitating residential, hotels, and other housing occupied by the elderly, disabled, and low income persons.
- Deferred Payment Rehabilitation Loan Program. Provides loans to local governments to assist with the rehabilitation of housing for low and moderate income households.

4. The City will annually update its Capital Improvements Plan to ensure that municipal systems are in good repair.
5. The City will continue to enforce the provisions of the City Municipal Code and resolutions in order to maintain existing mobilehome parks.
6. The City will comply with the Unreinforced Masonry Law, Government Code 8875 et. seq. requiring local agencies to identify and mitigate unsafe structures as it would apply to housing structures.
7. The City will amend the Zoning Code to be consistent with the General Plan Land Use Plan (diagram).
8. The City will review all loan agreements for housing assistance to ensure clauses are included which require unit owners to retain the families that occupied the units prior to rehabilitation, unless adequate cause can be shown.
9. The City will amend their Zoning Code to regulate the placement of Bed and Breakfast establishments in residential neighborhoods. The amendment shall regulate minimum spacing and location next to local streets to prevent the proliferation of nonresidential uses in residential neighborhoods.
10. The City will enact an ordinance requiring loan recipients to give one-year advance notice to the City of potential conversions to market rate units.
11. Through its Inclusionary Housing Program, the City will assist non-profit housing corporations in purchasing subsidy termination units.
12. The City will consult with the Napa Valley Housing Authority to ascertain if there are available administration fee reserves.

13. The City will investigate the use of any future redevelopment funds and CDBG repayment funds towards replacing and/or preserving the City's assisted rental housing stock.

**GOAL D:** *To ensure the removal of governmental constraints to the development, maintenance, and improvement of housing.*

## POLICIES

1. Update local ordinances according to state law including the Subdivision Ordinance, Zoning Code, and any others that may apply.
2. Allow using original materials and original methods as of date of construction in rehabilitation efforts, unless a health or safety hazard would occur, as consistent with state housing law.
3. Make every effort to facilitate permit processing related to residential improvement or development.
4. Promote the expeditious processing and approval of residential projects that meet General Plan policies and City regulatory requirements.
5. Ensure that the City's policies, regulations, and procedures do not add unnecessarily to the costs of producing housing while assuring the attainment of other City objectives.
6. Strive to resolve the sewer and water service problems to enable the moratorium to be lifted and residential projects to be developed in compliance with the Resource Management System.

## IMPLEMENTATION PROGRAM

The following programs need to be reviewed annually, as required by State Law. Government Code 65400 provides for annual review of the General Plan. Responsibility and time frames for each of the programs are shown in Appendix A.

1. The City will amend their Subdivision Ordinance and Zoning Ordinance to comply with the State Subdivision Map Act.
2. The City building inspector will inspect rehabilitation plans and allow the use of original materials and methods of construction unless a health or safety hazard would occur, as consistent with state housing law.

3. The City will implement a fast-track application procedure for projects that include residential development, especially projects that include affordable housing.
4. The City will ensure that housing projects within "affordable" guidelines have the first water and sewer offerings under a revised Resource Management System ordinance until the housing allocation objectives have been met.
5. The City may reduce, waive, or allow deferred payments of Resource Management System fees for second units, senior housing, and very low to low income housing projects.
6. If feasible, the City and applicant will participate in the Joint Venture for Affordable Housing, co-sponsored by the U.S. Department of Housing and Urban Development, the California Building Industry Association, and the California Department of Housing and Community Development to consider the reduction of development standards.

**GOAL E:** *To promote equal opportunity to secure safe, sanitary, and affordable housing for everyone in the community regardless of race, sex, and other arbitrary factors.*

## POLICIES

1. Promote the enforcement activities of the State Fair Employment and Housing Commission.
2. Give special attention in housing programs to the needs of special groups, including the disabled, large families, the elderly, and families with lower incomes.
3. Refer any equal housing opportunity complaints to the Napa County Rental Information and Mediation Department.

## IMPLEMENTATION PROGRAM

The following programs need to be reviewed annually, as required by State Law. Government Code 65400 provides for annual review of the General Plan. Responsibility and time frames for each of the programs are shown in Appendix A.

1. The City will either provide, or support the Napa Valley Housing Authority in providing, educational services to the public and housing industry regarding

their rights and responsibilities. Educational services shall include public service announcements in the local newspaper and the dissemination of brochures.

2. The City will refer any equal housing opportunity complaints to the Napa County Rental Information and Mediation Department (707) 253-2700.

**GOAL F:** *To encourage energy efficiency in all new and existing housing.*

**POLICIES**

1. Promote the use of energy conservation features in the design of all new residential structures.
2. Support the use of weatherization programs, such as HAND, for existing residential units.

**IMPLEMENTATION PROGRAM**

The following programs need to be reviewed annually, as required by State Law. Government Code 65400 provides for annual review of the General Plan. Responsibility and time frames for each of the programs are shown in Appendix A.

1. The City will promote higher density and infill development.
2. The City will enforce existing state residential energy conservation standards.
3. The City will encourage efforts by HAND to promote energy conservation and provide information to the public on HAND programs.
4. The City will encourage HAND to provide local bilingual workshops, as needed to promote weatherization. Encouragements may include the provision of meeting space.

**TABLE C**  
**HOUSING OBJECTIVES<sup>1</sup>**

Goal	Program	Objective	Comments
A	1	Very Low Income Low Income Moderate Income Above Moderate	99 d.u.'s 56 d.u.'s 62 d.u.'s 93 d.u.'s
A	3	10% of New Construction as Affordable	Local Program
A	7	10% of New Construction as Affordable	Local Program
B	6	1 Shelter	N/A
C	2 (policy)	13 d.u.'s Minimum	Remaining Units Qualifying Under CDBG
C	6	Abatement of All Unsafe Residential Structures	To be Identified
C	10	70 CDBG Subsidy Termination Units	Conserved as Affordable

Source: ABAG Regional Housing Needs Determination, January 1989  
City of Calistoga Planning Department

Notes: <sup>1</sup> The table summarizes housing needs and outlines Calistoga's quantified objectives for the period July 1, 1990 to July 1, 1995. These quantified objectives represent a reasonable expectation for the new housing units that will be developed and households that will be assisted between 1990 and 1995 based on the policies and programs outlined in this section and general market conditions.

## CONSERVATION ELEMENT

### INTRODUCTION

The Conservation Element as well as the Geothermal Element, as appropriate, is concerned with the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, fisheries, wildlife, and other natural resources. Several major findings were made in the General Plan Master Environmental Assessment (MEA) and Issues & Options including: Calistoga contains unique plant and wildlife habitats; water quality should be improved; Calistoga is affected by regionally dispersed air pollutants; the City has a rich cultural history represented by its architectural style and rural character; the City contains numerous known and potential archaeological sites; and, a small percentage of acreage in the City is devoted to agriculture.

### GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

#### **GOAL A:** *To conserve Calistoga's distinct and quality natural environment.*

#### POLICIES

1. Make every effort to protect riparian vegetation and its wildlife.
2. Continue to implement and enforce its Tree Preservation Ordinance.
3. Make an effort to preserve all oak and historic trees.
4. Continue to review new development and geothermal activity in order to maximize the protection of native tree species, riparian vegetation, important concentrations of natural plants and important wildlife habitat.
5. Make an effort to preserve and protect the mountains and hillsides from disturbance or environmentally insensitive development.
6. Encourage the use of native and drought tolerant plant species, such as oaks, in landscaping and in the replanting of cut slopes.
7. Consider the effects of soil types in development proposals.

## IMPLEMENTATION PROGRAM

The following programs need to be reviewed annually, as required by State Law. Government Code 65400 provides for annual review of the General Plan. Responsibility and time frames for each of the programs are shown in Appendix A.

1. Due to the presence of endangered species, the City will require all work associated with wetlands to complete botanical surveys and obtain environmental review prior to any modifications.
2. The City will ensure that all waterways are managed as coherent ecological systems. All undeveloped waterways shall be buffered to prevent development and encroachment as follows:
  - a. For minor tributaries, a minimum of 30-foot setbacks shall be required from the top of the high bank.
  - b. For the Napa River, a minimum setback of 30 feet from the top of the high bank shall be limited to access for maintenance, erosion control, and pedestrian/bicycle pathways.
  - c. Within setback zones, cross fences shall not be allowed, and the zones shall not be used for alternative purposes including livestock grazing, lawn clippings, or trash disposal.
  - d. The City shall prepare a study analyzing the feasibility of placing riparian vegetation corridors and linear parks in wetland sinks located along water courses, geothermal marshes and seasonal creeks in the City.
3. The City will prepare an amendment to the Tree Preservation Ordinance specifically addressing the City's oak and historic trees.
4. Through the environmental review process, the City will require a study of native habitats and biological resources where appropriate by a qualified biologist prior to development.
5. The City will disseminate information to the public on native and drought tolerant plant species.
6. Where appropriate, the City will codify the above programs and actions in the City's Municipal Code.

7. The City will require soils investigations for proposed developments in unstable areas.
8. The City will prepare hillside design guidelines and zoning controls to protect slope stability, minimize soil erosion, preserve natural vegetation and scenic vistas.

**GOAL B:** *To promote water quality and adequate flows in the Napa River, Cyrus Creek, Blossom Creek, and Garnett Creek.*

## POLICIES

1. Condition the approval of developments which would contribute to erosion and silt flows into watercourses.
2. Strive to protect natural watersheds, drainage beds, and water recharge areas.
3. Expand its wastewater treatment capacity to avoid unpermitted wastewater discharge into the Napa River.
4. Encourage stream and river reclamation of streams and rivers to enhance fisheries and public use.

## IMPLEMENTATION PROGRAM

The following programs need to be reviewed annually, as required by State Law. Government Code 65400 provides for annual review of the General Plan. Responsibility and time frames for each of the programs are shown in Appendix A.

1. The City will protect watercourses and watersheds as follows:
  - a. Development proposed in erosion-prone areas shall be required to include a soils and hydrological analysis for environmental review.
  - b. The City shall review all County policies and development proposals in watersheds. The City shall encourage the County through the environmental review process to protect watersheds.
  - c. The City shall investigate methods to improve water quality to enhance fisheries and public use.
  - d. The City shall seek Urban Stream Restoration grant funds to help bank stability and improve water quality.

2. The City will continue to implement improvements recommended in the Wastewater Treatment and Disposal Facilities Plan.
3. Where appropriate, the City will codify the above programs and actions in the City's Municipal Code.

**GOAL C:** *To protect and improve the air quality in the Calistoga area.*

**POLICIES**

1. Encourage pedestrian access and bicycle usage.
2. Monitor and control growth and development that can inhibit air quality goals.
3. Support reasonable and feasible regional efforts to improve air quality throughout the Napa Valley.

**IMPLEMENTATION PROGRAM**

The following programs need to be reviewed annually, as required by State Law. Government Code 65400 provides for annual review of the General Plan. Responsibility and time frames for each of the programs are shown in Appendix A.

1. The City will implement improvements in the Circulation Element and Circulation maps of the General Plan. Special attention will be given to improvements related to pedestrian and bicycle usage.
2. The City will review all development proposals for impacts to air quality. No project will be allowed that will adversely affect air quality.
3. The City will support the Bay Area Air Quality Management District, and implement reasonable and feasible new regulations related to the improvement of air quality.

**GOAL D:** *To preserve and enhance the cultural resources of Calistoga.*

**POLICIES**

1. Ensure adequate development opportunities while preserving the environment and historical quality.

2. Encourage pride and awareness of Calistoga's heritage, both locally, and elsewhere.
3. Protect significant buildings or structures from exterior alterations that would diminish their historic or architectural significance.
4. Prevent the demolition of significant buildings or structures when it is economically feasible to restore them.
5. Protect known and potential archaeological resources.

## IMPLEMENTATION PROGRAM

The following programs need to be reviewed annually, as required by State Law. Government Code 65400 provides for annual review of the General Plan. Responsibility and time frames for each of the programs are shown in Appendix A.

1. The City will assist property owners in their restoration efforts. This includes providing information on preservation resources and assisting in the placement of structures on the National Register of Historic Places.
2. The City will regulate changes in the exteriors of structures identified in the Napa County Historic Resources Inventory, Cities of Calistoga and Yountville Volume, and in the California Archaeological Inventory as well as any future historic assessments. This can be accomplished through design review to enhance the value of Calistoga's heritage.
3. The City will seek private and public funding for historic preservation.
4. The State Historic Building Code will be used at the Building's Official's discretion on any structure identified in the Napa County Historic Resources Inventory, Cities of Calistoga and Yountville Volume, and in the California Archaeological Inventory as well as any future historic assessments.
5. Prior to ground disturbance, the City may require potential developers to investigate the presence of archaeological artifacts.

**GOAL E:** *To promote the economic viability of agriculture in the Calistoga area while providing for the urban development needs of Calistoga.*

## POLICIES

1. Respect the County's agricultural preserve policies for its productive lands.
2. Encourage the continued agricultural use of lands within the General Plan Study Area currently in agricultural production until such time as development proposals are prepared and adopted.
3. Provide for agricultural uses in Rural Residential designations provided such uses are compatible with adjacent residential uses.

## IMPLEMENTATION PROGRAM

The following programs need to be reviewed annually, as required by State Law. Government Code 65400 provides for annual review of the General Plan. Responsibility and time frames for each of the programs are shown in Appendix A.

1. The City will review rural residential zones for permitted uses including agricultural production in order to assess the viability of agricultural uses in residential areas.

**GOAL F:** *To promote beneficial use and protection of water resources in Calistoga and vicinity.*

## POLICIES

1. Support studies which monitor the groundwater aquifer quantity and quality in Calistoga and vicinity.
2. Develop land use regulations which limit the ability of large residential, commercial, and industrial land uses to use the cold water aquifer for other than landscaping purposes.
3. Require new land uses to hook up to the City water supply.
4. Continue seeking compliance with the City's Backflow Prevention Program for existing and new well sites.

5. The Water Conservation Plan shall be periodically updated and regulations shall be prepared to conserve water use by those users connected to the City's water supply system.
6. All water users connected to the City's water and sewer system shall adhere to the requirements of the City's Resource Management System.
7. Any new uses or expansion of existing uses shall examine whether they can use reclaimed wastewater as a part of the project landscaping.

## IMPLEMENTATION PROGRAM

The following programs need to be reviewed annually, as required by State Law. Government Code 65400 provides for annual review of the General Plan. Responsibility and time frames for each of the programs are shown in Appendix A.

1. The City will seek funding for studies which monitor the groundwater aquifer quantity and quality in Calistoga and vicinity or for a specific project site.
2. The City will adopt land use regulations which limit the ability of large residential, commercial, and industrial land uses to use the cold water aquifer for other than landscaping purposes.
3. The City will require new land uses to hook up to the City water supply if located near a water distribution line. The City will not allow these uses to use groundwater as the primary source of water.
4. The City will survey all existing wells in Calistoga for compliance with the City's Backflow Prevention Program.
5. Update the water conservation plan and amend the building code to require water conservation devices and measures on new developments.
6. Adopt and implement a revised Resource Management System.
7. The City will monitor the water distribution system losses and seek funding to repair system leaks.



## OPEN SPACE ELEMENT

### INTRODUCTION

The Open Space Element, and the Geothermal Element, as appropriate, plan for the comprehensive and long-range preservation and conservation of "open-space land." "Open space land" is defined as any parcel or area of land or water that is essentially unimproved and devoted to open-space use. The Open Space Element addresses the recreational and aesthetic aspects of Calistoga's open areas. Several major findings were made in the General Plan Master Environmental Assessment (MEA) and Issues & Options including: the Calistoga area contains a variety of active and passive recreational uses including, ballooning, bicycling, horseback riding, gliding, golf, hiking, picnicking, spectator events, and swimming; and Calistoga's biggest recreational attraction are the natural hot springs.

### GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

**GOAL A:** *To preserve open space in Calistoga for public use and enjoyment.*

### POLICIES

1. Encourage the retention of Mt. Washington and Mt. Lincoln as open space and acquisition of the Pacheteau Trailer Park for public use and recreation.
2. Continue public access and maintenance to existing recreational trails, especially Oat Hill Trail Road.
3. Acquire and maintain public access to and along creeks and rivers.
4. Develop parks in new areas of Calistoga as the City grows.
5. Provide facilities within neighborhood parks that will meet the needs of nearby residents.
6. Monitor natural geothermal resources to ensure continued public use and enjoyment.
7. All development located at the major entrances to the City shall be reviewed for design enhancement and retention of open spaces.

8. Silverado Trail, Highway 128 between the western city limits and Petrified Forest Road, Petrified Forest Road; and, Lake County Highway shall be designated as scenic highways. This can be accomplished by retaining large acreages in Rural Residential, in Low Density Residential and Medium Density Residential and other areas by retaining landscaped pedestrian/bicycle pathways and limiting structures adjacent to the roadways to one story.
9. Hillside development should only be developed if it is done in an environmentally sensitive manner and does not block or disrupt scenic vistas.
10. Certain areas such as hillsides and properties with City sewer and water services should have low density zoning to preserve open space and provide for compatible agricultural uses.
11. Retain the Airport as it provides a valuable economic mainstay and open space.

## **IMPLEMENTATION PROGRAM**

The following programs need to be reviewed annually, as required by State law. Government Code 65400 provides for annual review of the General Plan. Responsibility and time frames for each of the programs are shown in Appendix A.

1. The City encourages the use of Mt. Washington and Mt. Lincoln, Oat Hill Trail Road, and other recreational areas for low intensive uses such as: bicycle and hiking trails, educational signage, benches and fencing in accordance with the Land Use Element.
2. The City will ensure that all waterways are buffered to prevent development and preserve the Open Space associated with rivers and streams in Calistoga. All waterways will be managed as indicated in Implementation Program 2, under Goal A in the Conservation Element.
3. The City will adopt an ordinance complying with the Quimby Act provisions requiring 3 to 5 acres of open space per 1000 persons in Calistoga for the establishment of additional parks in the City.
4. The City will initiate a comprehensive plan for development of parks and retention of open space.
5. The City will coordinate with the California Energy Commission to further explore geothermal resources.

6. The City will develop Zoning Code provisions to require that new development at the major entrances to the City are aesthetically pleasing in design, provide buffering between land uses and retention of open space and unique land features.
7. The City will establish a scenic highway overlay in the Zoning Code to ensure development retains scenic vistas along Silverado Trail and Lake County Highway. This can be accomplished by retaining large acreages in Rural Residential, in Low Density Residential and Medium Density Residential and other areas by retaining landscaped pedestrian/bicycle pathways and limiting structures adjacent to the roadways to one story.
8. The City will develop hillside design standards.
9. Through the Zoning Code, the City will allow limited agricultural uses and low intensity residential uses in Rural Residential areas as a means to retain open space.
10. Through the Zoning Code, the City will establish a zoning district to retain existing airport use.

**the** **GOAL B:** *To preserve and enhance the aesthetic character of Calistoga.*

## **POLICIES**

1. Prohibit the development and decimation of forest land.
2. Regulate the development of hillsides and other sensitive lands.
3. Require landscape in new development.
4. Encourage the retention of open space in the General Plan Study Area.
5. Develop measures to preserve viewsheds, and visual qualities.
6. Retain historic amenities of downtown Calistoga and other neighborhoods.

## **IMPLEMENTATION PROGRAM**

The following programs need to be reviewed annually, as required by State law. Government Code 65400 provides for annual review of the General Plan. Responsibility and time frames for each of the programs are shown in Appendix A.

1. In conjunction with site plan review or use permit approval, the City will require a detailed grading and landscaping plan for new developments. The plan shall be reviewed by the Planning Department for its treatment of hillsides, forest lands, sensitive areas, viewsheds, and other aesthetic features.
2. Through the Subdivision Code, the City will encourage the provision of more open space with residential and other land uses. Clustering of uses to consolidate open space shall be provided in the Zoning and Subdivision Ordinances.
3. The City will develop measures in the Zoning Code for the protection of view corridors, unique landforms, scenic highways and buffers between neighborhoods. This shall include establishment of a scenic highway overlay district along Silverado Trail and Lake County Highway.
4. The City will develop hillside design standards.
5. The City will prepare design standards for Commercial areas to protect existing historic structures and to ensure that new structures are compatible in terms of design and building height.
6. The City will promote the visual enhancement of the wastewater treatment plant area by providing an added public use near it including a walkway/bikeway. These improvements will be included in the Capital Improvements Plan.

## SAFETY ELEMENT

### INTRODUCTION

The Safety Element addresses the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence and other geologic hazards in area; flooding; and wildland and urban fires. The Safety Element shall include mapping of known seismic and other geologic hazards. It shall also address evacuation routes, peakload water supply requirements, and minimum road widths and clearance around structures, as those items relate to identified fire and geologic hazards. Several major findings were made in the General Plan Master Environmental Assessment (MEA) and Issues & Options including: the majority of the City is classified as a low fire hazard risk; the City is at risk for liquefaction; and numerous public buildings in the City's historical area are subject to unreinforced masonry laws.

### INCORPORATION OF COUNTY SEISMIC SAFETY ELEMENT

The City of Calistoga's General Plan incorporates by reference the Seismic Safety Element of the County of Napa. The Seismic Safety Element was adopted by the Board of Supervisors on June 7, 1983, and amended October 11, 1983, January 10, 1984, and November 25, 1986. The City will adopt appropriate policies and programs that pertain to the General Plan Study Area. Provided below are County of Napa goals and policies as well as goals and policies that are City-proposed for the General Plan.

### GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

#### COUNTY OF NAPA

**GOAL A:** *Use existing authority of local governments to reduce hazards to life and property.*

#### POLICIES

1. Include when necessary a geologic/seismic evaluation as a part of required Environmental Impact Reports.
2. Require a geologic/seismic report:
  - a. When warranted by the results of a geologic/seismic evaluation;

- b. For new residential developments, roads or highways proposed to be located on parcels which contain identifiable landsliding or slumps; and
- c. For all proposed structures and facilities open to the public and serving 100 persons or more.

3. Discourage the development of structures such as hospitals, police and fire stations, and buildings open to the public whose occupancy exceeds 100 persons from locating within 1/8 mile of an active fault or the placement of transportation or utility corridors in or across such areas, excepting Oak Hill, unless a geologic/seismic report show such development or placement is consistent with public safety.

4. Encourage the completion of an inventory of existing structures such as schools, etc. and encourage strengthening where needed to improve public safety.

5. Develop a program for on-site inspection of grading work for developments in questionable areas to insure that bedding planes are not undercut and that proper fill material is carefully placed and compacted.

6. Encourage planting of vegetation on unstable slopes to protect structures at lower elevations. Utilize native plants for landscaping in the hills to eliminate the need for supplemental watering which can promote earth movement.

7. Study the development of safety standards for all land within areas subject to inundation downstream from water-retaining structures that might fail as a result of an earthquake.

**GOAL B:** *Promote intergovernmental cooperation directed towards lessening known hazards and defining uncertain hazards.*

## **POLICIES**

- 1. Encourage State and Federal governments to require lending institutions to require earthquake insurance on all residential structures as a condition to the granting of a loan on such properties. The insurance could be included with a broad-coverage natural disaster insurance program.
- 2. Encourage the purchase of National Flood Insurance, which also covers damage from mudflows.

3. Promote a joint program between all local governmental units in Napa County to employ such additional expertise as needed to provide technical information in regard to seismic hazards, to provide technical assistance, and, over time, to prepare detailed geologic hazard maps of the County for planning purposes.
4. Encourage the State and Federal governments to develop dam safety programs including the preparation of contingency plans for urbanized areas in the proximity of existing and future dams.
5. Encourage local governments to develop:
  - a. search and rescue programs,
  - b. emergency communication systems,
  - c. emergency services and facilities programs.

***GOAL C: Participate in public education programs.***

**POLICIES**

1. Prepare written materials to inform the general public, developers and home builders of potential seismic problems in Napa County.
2. Encourage schools to teach first aid as a required subject, to prepare students for emergency/hazard situations.

**CITY OF CALISTOGA**

***GOAL D: Reduce damage to life and property from natural hazards to the greatest extent possible.***

**POLICIES**

1. Discourage new development from encroaching on floodways and continue to administer the City's Flood Protection Ordinance.
2. Prepare written materials to inform the general public, developers and home builders of potential flooding problems within the General Plan Study Area.
3. In conjunction with the County, study the risk of seismically-induced liquefaction.

4. Require development adjacent to hillside areas to minimize geologic hazards.
5. Require all new development in areas of potential fire hazards to provide for clearance around structures, the use of fire-resistant ground cover, and require roofing to be of fire-resistant materials.
6. Maintain a regular program of fire inspection for commercial and industrial buildings.
7. Ensure that roadways are adequate in terms of width, radius, and grade to facilitate access by City fire-fighting apparatus.
8. Identify and inspect seismically unsafe buildings and structures including unreinforced masonry buildings.
9. Support efforts to revise the City's Flood Plain Map with FEMA in order to be more responsive to actual conditions.

## **IMPLEMENTATION PROGRAM**

The following programs need to be reviewed annually, as required by State Law. Government Code 65400 provides for annual review of the General Plan. Responsibility and time frames for each of the programs are shown in Appendix A.

1. The City will initiate or support individuals who want to prepare a floodway map that more accurately reflects land elevations and incremental flood plain boundaries.
2. The City and County, through preparation of a study, will determine the location and extent of sand deposits that are susceptible to liquefaction.
3. For projects proposed in hazardous geologic areas, the City will require a geologic report that includes analysis of soils foundation, grading, erosion, and sediment control.
4. The City will ensure that both public and private development in areas with significant identified geological hazards are sited to minimize the exposure of structures and improvements to damage resulting from geological hazards and to minimize the aggravation of off-site geological hazards.
5. The City Fire Department will ensure that existing and new development in fire hazard areas provide adequate clearance around structures.

6. The City will investigate methods to improve fire apparatus access on existing streets and driveways.
7. The City will comply with the provisions of Government Code Sections 8875 et. seq. which requires all cities and counties located within Seismic Zone 4 to inventory all of the potentially hazardous unreinforced masonry buildings within their jurisdictions.
8. The City will amend its building code to require that roofing materials have fire resistant materials in areas with high fire hazard potential.

**GOAL E:** *To protect Calistoga residents from the effects of hazardous materials.*

## POLICIES

1. Consider, in approvals of all new developments, the potential for the production, use, storage, and transport of hazardous materials and provide for reasonable controls on such hazardous materials.
2. Regulate the production, use, storage, and transport of hazardous materials to protect the health of Calistoga residents.

## IMPLEMENTATION PROGRAM

The following programs need to be reviewed annually, as required by State Law. Government Code 65400 provides for annual review of the General Plan. Responsibility and time frames for each of the programs are shown in Appendix A.

1. The City will coordinate with the County Office of Emergency Services to facilitate implementation of the Napa County Hazardous Materials Emergency Response Plan and will review new development projects for their potential to generate hazardous wastes.

**GOAL F:** *To ensure that City emergency procedures are adequate in the event of potential natural or man-made disaster.*

## POLICIES

1. Prepare and regularly update an Emergency Plan. As part of the periodic update, the City shall review County and State emergency response procedures that must be coordinated with City procedures.

2. Conduct periodic emergency response exercises to test the effectiveness of City emergency response procedures.

## IMPLEMENTATION PROGRAM

The following programs need to be reviewed annually, as required by State Law. Government Code 65400 provides for annual review of the General Plan. Responsibility and time frames for each of the programs are shown in Appendix A.

1. The City's Emergency Plan designates Foothill/SR 128 and Lincoln Avenue as emergency evacuation routes.
2. The City will conduct periodic emergency response services to test the effectiveness of City emergency response procedures and more widely disseminate copies of the Emergency Services Plan to the general public and affected agencies.

**GOAL G** *To provide appropriate regulations of land use and airport operations to ensure that the safety of airport operations and personnel and the general public and adjacent structures are protected.*

## POLICIES

1. Building sites on the airport property should be clustered in areas outside the approach zone (and overflight zone) and set back as much as possible from the extended runway centerline and typical flight tracks.
2. All new residential, noise sensitive developments or significant expansions thereto located within 5,000 feet of the airstrip or under a overfly route shall be required to dedicate airport easements, deed restrictions or file buyer beware notifications to ensure that prospective buyers are aware of the airport's influence. The restrictions shall include the following as appropriate:
  - a. A right-of-way for free and unobstructed passage of aircraft through the airspace over the property at any altitude above a surface specified in the easement (set in accordance with Federal Aviation Regulations Part 77).
  - b. A right to subject the property to noise, vibration, fumes, dust, and fuel particle emissions associated with normal airport activity.
  - c. A right to prohibit the erection or growth of any structure, tree or other object that would enter the acquired airspace.

- d. A right-of-entry onto the property, with appropriate advance notice, for the purpose of removing, marking or lighting any structure or other object that enters the acquired airspace.
- e. A right to prohibit electrical interference, glare, misleading light sources, visual impairments, and other hazards to aircraft from being created on the property.

3. No object or structure shall be permitted to be erected which, because of height or other factors, would result in an increase in the minimum ceiling or visibility criteria for an existing or proposed instrument approach procedure.
4. An object or structure which would penetrate a horizontal or conical surface as defined by the Napa Airport Land Use Commission, and would be 30 feet or less acceptable even if it exceeds the prescribed height limit. Appropriate marking and lighting may be conditions for acceptability.

## IMPLEMENTATION PROGRAM

The following programs need to be reviewed annually, as required by State law. Government Code 65400 provides for annual review of the General Plan. Responsibility and time frames for each of the programs are shown in Appendix A.

1. An airport safety ordinance should be prepared to address height limitations, buildings locations, approach zone(s) and land use restrictions for the lands affected by the operation of the airport. Provisions of the ordinance also should require discretionary permits for any use of structure. Also any tree exceeding thirty feet above the natural terrain shall require review and approval by the Planning Commission.
2. The City shall manage its property located to the east of the airport such that no structures are constructed which would interfere with aircraft operations.
3. Any change in the length or location of runway use or conversion to a public use airport shall require safety studies to determine the measures needed to ensure safe airport operations and that adjacent land uses will not be adversely affected.



## NOISE ELEMENT

### INTRODUCTION

The purpose of the Noise Element is to identify and appraise noise problems in the community. The Noise Element analyzes and quantifies, to the extent practicable, current and projected noise levels for all sources of significance. Several major findings were made in the General Plan Master Environmental Assessment (MEA) and Issues & Options including: the City is a relatively quiet community when compared to the San Francisco Bay Area; higher noise levels tend to be infrequent as in the case of the Sprint Car Races; there is an existing need for noise attenuation standards that protect sensitive receptors from significant noise generators.

### GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

**GOAL A:** *Maintain the relatively quiet nature of community and protect the residents of Calistoga from the harmful and/or undesirable effects of excessive noise.*

#### POLICIES

1. Require a noise study for new development that may generate high noise levels or for developments that are potentially sensitive noise receptors.
2. Regularly review the Noise Element and update as needed to prevent inconsistencies between noise element provisions and current conditions or other City regulations.
3. Develop alternative travel options including bicycle and pedestrian paths.

**GOAL B:** *Achieve and/or maintain noise exposure compatibility between neighboring land uses.*

#### POLICIES

1. Require projects to incorporate measures to minimize noise levels to an acceptable level.
2. Consider a noise study requirement when Ldn standards are met or inapplicable, if (1) a potentially intrusive noise source is proposed near a

noise sensitive area, or (2) a noise-sensitive land use is proposed near a potential intrusive noise source.

3. Encourage County, State, and Federal agencies to actively enforce regulations dealing with noise. Examples: Federal Aviation Administration regulations regarding aircraft noise emissions, and California Vehicle Code regulations regarding motor vehicle noise emissions.
4. A maximum exterior noise level of 55 to 60 Ldn is acceptable for residential uses next to the airport. Compatible noise levels for commercial uses are defined at 65-75 Ldn and between 70-80 Ldn for industrial uses. The Land Use/Noise Compatibility Table D shall be used to determine acceptable noise levels for various land uses to be located on or adjacent to the airport.
5. The noise contour map illustrated as Exhibit 28 of the Master Environmental Assessment of the Calistoga General Plan is the maximum noise contours at peak operating conditions of the glider port. Any change in the length or location of runway use or conversion to a public use airport shall require studies to determine the new noise contours for the airport.

## IMPLEMENTATION PROGRAM

The following programs need to be reviewed annually, as required by State Law. Government Code 65400 provides for annual review of the General Plan. Responsibility and time frames for each of the programs are shown in Appendix A.

1. The City will develop a comprehensive noise ordinance incorporating the provisions contained in the Noise Element and accompanying Technical Supplement of the City of Calistoga General Plan prepared by Sound Solutions on October 23, 1989.
2. The City Planning Department will evaluate all proposed projects for noise exposure in accordance with the flow chart in Figure 4 in the Technical Supplement to the Noise Element of the City of Calistoga General Plan prepared by Sound Solutions on October 23, 1989.
3. The City Planning Department will evaluate all proposed projects involving noise sources for noise production in accordance with the flow chart in Figure 5 in the Technical Supplement to the Noise Element of the City of Calistoga General Plan prepared by Sound Solutions on October 23, 1989.

**TABLE D**  
**NOISE COMPATIBILITY CRITERIA**

LAND USE CATEGORY	CNEL, dBA				
	50-55	55-60	60-65	65-70	70-75
<b>Residential</b>					
Single family, nursing homes, mobile homes	+	o	-	--	
multi-family, apartments, condominiums	++	+	o	--	
<b>Public</b>					
schools, libraries, hospitals	+	o	-	--	--
churches, auditoriums, concert halls	+	o	o	-	--
transportation, parking, cemeteries	++	++	++	+	o
<b>Commercial and Industrial</b>					
offices, retail trade	++	+	o	o	-
service commercial, wholesale trade, warehousing, light industrial	++	++	+	o	o
general manufacturing, utilities, extractive industry	++	++	++	+	+
<b>Agricultural and Recreational</b>					
cropland	++	++	++	++	+
livestock breeding	++	+	o	o	-
parks, playgrounds, zoos	++	+	+	o	-
golf courses, riding stables, water recreation	++	++	+	o	o
outdoor spectator sports	++	+	+	o	-
amphitheaters	+	o	-	--	--

Source: Napa County ALUC Workshop, September 11, 1990

**LAND USE AVAILABILITY    INTERPRETATION/COMMENTS**

- ++      Clearly Acceptable      The activities associated with the specified land use can be carried out with essentially no interference from the noise exposure.
- +      Normally Acceptable      Noise is a factor to be considered in that slight interference with outdoor activities may occur. Conventional construction methods will eliminate most noise intrusions upon indoor activities.
- o      Marginally Acceptable      The indicated noise exposure will cause moderate interference with outdoor activities and with indoor activities when windows are open. The land use is acceptable on the conditions that outdoor activities are minimal and construction features which provide sufficient noise attenuation are used (e.g. installation of air conditioning so that windows can be kept closed). Under other circumstances, the land use should be discouraged.

Notes Continued:

- Normally Unacceptable Noise will create substantial interference with both outdoor and indoor activities. Noise intrusion upon indoor activities can be mitigated by requiring special noise insulation construction. Land uses which have conventionally constructed structures and/or involve outdoor activities which would be disrupted by noise should generally be avoided.
- Clearly Unacceptable Unacceptable noise intrusion upon land use activities will occur. Adequate structural noise insulation is not practical under most circumstances. The indicated land use should be avoided unless strong overriding factors prevail and it should be prohibited if outdoor activities are involved.

4. The City Building Department will develop procedures to check compliance of proposed buildings with the California State Noise Insulation Standards and noise-related provisions of the Uniform Building Code. Procedures shall also be implemented to check for consistency between building plans and any specifications for noise mitigation measures given in required noise studies.
5. The City Planning Department will require post-project monitoring of noise levels when appropriate to determine whether the completed project is in compliance with Noise Element standards.
6. The City will review and comment on documents of a regional nature that pertain to noise.
7. The City will implement all recommended improvements related to bicycle and pedestrian paths as stated in the Circulation Element.



## GEOTHERMAL ELEMENT

### INTRODUCTION

The Geothermal Element seeks to exert local control over certain aspects of geothermal energy exploration, recovery, and power production. This element provides specific policy direction to the Conservation Element with regards to geothermal resources. Several major findings were made in the General Plan Master Environmental Assessment (MEA) and Issues & Options including: Calistoga's geothermal resource has an expected life of 100 years; geothermal activities need to be monitored and managed to prevent over-rapid depletions of this vital resource; volcanic ash should be protected for spa use exclusively since it is nonrenewable; and the City may only regulate surface activities related to geothermal activities.

### GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

#### ***GOAL A: To protect existing volcanic ash activities within the City.***

##### POLICIES

1. Limit volcanic ash extraction to the mud bath and spa industry.

##### IMPLEMENTATION PROGRAM

The following programs need to be reviewed annually, as required by State Law. Government Code 65400 provides for annual review of the General Plan. Responsibility and time frames for each of the programs are shown in Appendix A.

1. The City, in conjunction with local spa industry owners, will investigate the extent and rate of use of volcanic ash, a nonrenewable resource, through a quantitative study. Alternative sources of volcanic ash will be explored to help determine the relative importance of the local supply.
2. The City will implement methods to prevent over-rapid depletion of volcanic ash and to ensure that excavation and storage is done in an environmentally sensitive manner that is compatible with adjacent land uses.

#### ***GOAL B: To ensure the longevity of geothermal resource, and to encourage energy exploration, recovery, and power production.***

## POLICIES

1. Continue to encourage the study of local geothermal resources to determine status of the reservoir both in terms of quality and quantity.
2. Explore beneficial uses and applications of geothermal resources, especially the creation of a geothermal heating district.
3. Approve new geothermal wells and its application only if it will not have an adverse impact on biotic resources, waterways, the sewage treatment plant, and ability to dispose of the treated effluent.
4. Protect rare plants sensitive to geothermal activities including, but not limited to, the Calistoga Popcorn Flower, and Napa bluegrass.
5. Protect the public, waterways, and land from secondary effects of geothermal extraction.
6. Regulate bulk transfer of geothermal mineral waters to minimize traffic impacts and depletion of the geothermal resource.
7. To preserve the operation of the tourist and other mineral water consuming sectors of the City's economy.
8. No bulk exporting of geothermal waters to businesses or individuals located outside the City limits.

## IMPLEMENTATION PROGRAM

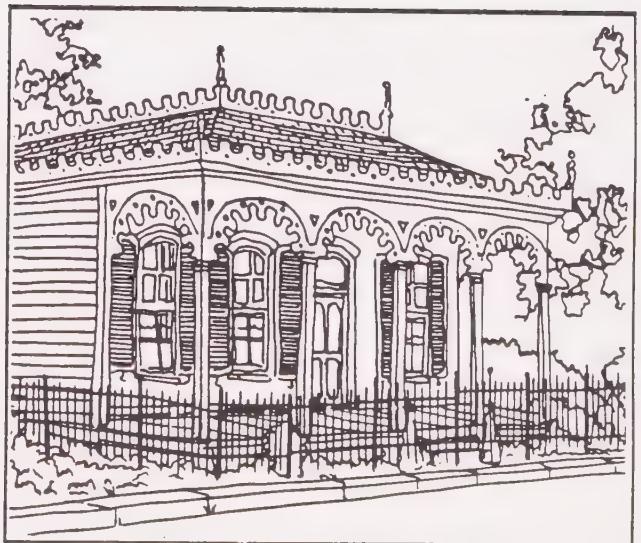
The following programs need to be reviewed annually, as required by State Law. Government Code 65400 provides for annual review of the General Plan. Responsibility and time frames for each of the programs are shown in Appendix A.

1. The City will coordinate with the California Energy Commission to further explore geothermal resources and the creation of a geothermal heating district.
2. The City will consider all policies and implement all programs related to biological resources in the Conservation Element.
3. The City will initiate a health and safety study and develop regulations, if appropriate, that address the following issues:

- Boron concentrations in waterways
- Boron concentrations in the treated sewer effluent that is spread upon the land and affects plantlife
- Geothermal waters and their chemical constituency
- Geothermal well-drilling fluids and cuttings
- Geothermal geysers and pipeline temperatures
- Land subsidence

4. The City will require metering of major geothermal users to help determine annual use of the geothermal resources.





## REPORT PREPARATION RESOURCES



## REPORT PREPARATION RESOURCES

### City Council

Mayor	Jim Hughes
Councilmember	Jim Marberry
Councilmember	Laverne Oyarzo
Councilmember	Bob Beck
Councilmember	Robert Maxfield

### Planning Department

Acting Planning Director	Richard Spitler
Associate Planner	Jo Noble

### Consultant Team

STA Planning, Inc.	Fred Talarico, Principal Jaime C. Maldonado, Project Director Lisa Reynolds Grueter, Project Manager Jonathan Stern, Research Assistant Rhonda Christensen, Word Processing Karen Mikkelsen, Graphics
Traffic Engineer	Allan C. Tilton, P.E.
Sound Solutions	T.A. Barnaby, Ph.d.
Hayworth Marshall, Inc.	Richard Spitler, Principal



**APPENDIX A**

**RESPONSIBILITY CHART**



**GENERAL PLAN  
RESPONSIBILITY MATRIX**

GOAL	PROGRAM	TIME FRAME	RESPONSIBILITY
<b>LAND USE</b>			
A	1	FY 1990 - 1992	PD
	2	FY 1990 - 1992	PD
	3	FY 1990 - 1992	PD
	4	Ongoing	CC PC PD
	5	Ongoing	CC PC PD
	6	FY 1990 - 1992	PD
	7	FY 1990 - 1991	CC PC PD
B	1	FY 1990 - 1992	PD
	2	Ongoing	CC PC PD
	3	FY 1990 - 1992	PD
	4	FY 1990 - 1992	PD PW
	5	Ongoing	CC PC PD
	6	FY 1990 - 1992	PD

**Notes:**

CC = City Council  
 FD = Fire Department  
 FY = Fiscal Year  
 HP = Housing Program

PC = Planning Commission  
 PD = Planning Department  
 PL = Police Department  
 PW = Public Works

**GENERAL PLAN  
RESPONSIBILITY MATRIX  
(Cont.)**

GOAL	PROGRAM	TIME FRAME	RESPONSIBILITY
<b>LAND USE</b>			
C	1	Ongoing	PD PW
	2	Ongoing	CC PC PD PW PL FD
	3	Ongoing	PD PW
D	1	Ongoing	PD
	2	Ongoing	PD
	3	FY 1990 - 1992	PD
	4	Ongoing	PD
E	1	FY 1990 - 1993	PD
	2	FY 1991 - 1993	CC PC PD
	3	FY 1990 - 1993	CC PC PD
	4	FY 1990 - 1992	PD
	5	FY 1990 - 1992	PD
	6	Ongoing	CC PC PD

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**GENERAL PLAN  
RESPONSIBILITY MATRIX  
(Cont.)**

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<b>GOAL</b>	<b>PROGRAM</b>	<b>TIME FRAME</b>	<b>RESPONSIBILITY</b>
<b>LAND USE</b>			
	7	FY 1990 - 1991	CC PC PD
	8	FY 1990 - 1992	PD
	9	Ongoing	PD
	10	FY 1990 - 1992	CC PC PD
F	1	Ongoing	CC PC PD
	2	FY 1990 - 1992	PD
<b>CIRCULATION</b>			
A	1	Ongoing	CC PC PD PW
	2	Ongoing	CC PC PD PW
	3	FY 1990 - 1995	CC PC
	4	Ongoing	PD PW
	5	FY 1990 - 1993	PD PW
	6	FY 1990 - 1995	CC PC PD

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**GENERAL PLAN  
RESPONSIBILITY MATRIX  
(Cont.)**

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<b>GOAL</b>	<b>PROGRAM</b>	<b>TIME FRAME</b>	<b>RESPONSIBILITY</b>
<b>CIRCULATION</b>			
B	1	FY 1990 - 1992	CC PC PD PW
	2	Ongoing	PD PW
C	1	Ongoing	PD PW
	2	FY 1990 - 1992	PD PW
	3	Ongoing	PD PW
	4	FY 1990 - 1995	CC PC PD PW
D	1	Ongoing	PD PW
	2	FY 1990 - 1992	PW
	3	Ongoing	CC PC PD PW
	4	FY 1990 - 1991	PW
	5	Ongoing	PD PW
	6	FY 1990 - 1992	PW

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**GENERAL PLAN  
RESPONSIBILITY MATRIX  
(Cont.)**

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<b>GOAL</b>	<b>PROGRAM</b>	<b>TIME FRAME</b>	<b>RESPONSIBILITY</b>
<b>CIRCULATION</b>			
	7	Ongoing	PW
	8	FY 1990 - 1992	PW
	9	Ongoing	PD
	10	Ongoing	PD PW
<b>HOUSING</b>			
A	1	FY 1990 - 1995	CC PC PD
	2	Ongoing	PD
	3	Ongoing	HP
	4	Ongoing	HP
	5	FY 1990 - 1992	PD
	6	Ongoing	CC PC PD
	7	Ongoing	HP
	8	FY 1990 - 1992	PD
	9	FY 1990 - 1991	CC PC PD

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**GENERAL PLAN  
RESPONSIBILITY MATRIX  
(Cont.)**

<b>GOAL</b>	<b>PROGRAM</b>	<b>TIME FRAME</b>	<b>RESPONSIBILITY</b>
<b>HOUSING</b>			
	10	Ongoing	HP
	11	FY 1990 - 1992	HP
	12	Ongoing	HP
	13	FY 1990 - 1992	HP
	14	Ongoing	CC PC PD HP
	15	Ongoing	CC PC PD HP
B	1	Ongoing	PD
	2	FY 1990 - 1992	PD
	3	FY 1990 - 1992	CC PC PD
	4	FY 1990 - 1992	PD
	5	FY 1990 - 1992	PD
	6	FY 1990 - 1992	PD
	7	Ongoing	PD
	8	FY 1990 - 1992	PD

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**GENERAL PLAN  
RESPONSIBILITY MATRIX  
(Cont.)**

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GOAL	PROGRAM	TIME FRAME	RESPONSIBILITY
<b>HOUSING</b>			
B	9	FY 1990 - 1991	CC
	10	Ongoing	PD PW
C	1	FY 1990 - 1991	CC PC PD PW
	2	FY 1990 - 1992	PD HP
	3	Ongoing	HP
	4	Ongoing	PD PW
	5	Ongoing	CC PC PD PW
	6	FY 1990 - 1991	CC PC PD PW
	7	FY 1990 - 1992	PD
	8	Ongoing	HP
	9	FY 1990 - 1992	PD
	10	FY 1990 - 1991	CC PC PD
	11	Ongoing	CC PC PD

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**GENERAL PLAN  
RESPONSIBILITY MATRIX  
(Cont.)**

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GOAL	PROGRAM	TIME FRAME	RESPONSIBILITY
<b>HOUSING</b>			
C	12	FY 1990 - 1991	HP
	13	FY 1990 - 1993	HP
D	1	FY 1990 - 1991	PD
	2	Ongoing	PW
	3	FY 1990 - 1992	PD
	4	Ongoing	PD PW
	5	Ongoing	PD PW
	6	Ongoing	PD PW HP
E	1	Ongoing	HP
	2	Ongoing	PD HP
F	1	Ongoing	CC PC PD
	2	Ongoing	PD PW

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**GENERAL PLAN  
RESPONSIBILITY MATRIX  
(Cont.)**

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GOAL	PROGRAM	TIME FRAME	RESPONSIBILITY
<b>HOUSING</b>			
F	3	Ongoing	HP
	4	Ongoing	HP
<b>CONSERVATION</b>			
A	1	Ongoing	PD
	2(a-c)	Ongoing	PD
	2(d)	FY 1990 - 1992	PD
	3	FY 1990 - 1991	CC PC PD
	4	Ongoing	PD
	5	Ongoing	PD
	6	FY 1990 - 1992	CC PC PD
	7	Ongoing	PD
	8	FY 1990 - 1992	PD

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**GENERAL PLAN  
RESPONSIBILITY MATRIX  
(Cont.)**

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<b>GOAL</b>	<b>PROGRAM</b>	<b>TIME FRAME</b>	<b>RESPONSIBILITY</b>
<b>CONSERVATION</b>			
B	1(a-b)	Ongoing	PD
	1(c-d)	FY 1990 - 1992	PD
	2	Ongoing	PW
	3	FY 1990 - 1992	PD
C	1	Ongoing	CC PC PD PW
	2	Ongoing	PD
	3	Ongoing	PD
D	1	Ongoing	PD PW
	2	Ongoing	CC PC PD PW
	3	Ongoing	PD
	4	Ongoing	PW
	5	Ongoing	PD
E	1	FY 1990 - 1992	CC PC PD

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**PD** = Planning Department  
**PL** = Police Department  
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**GENERAL PLAN  
RESPONSIBILITY MATRIX  
(Cont.)**

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GOAL	PROGRAM	TIME FRAME	RESPONSIBILITY
<b>CONSERVATION</b>			
F	1	FY 1990 - 1992	PW
	2	FY 1990 - 1992	CC PC PD
	3	Ongoing	PD PW
	4	FY 1990 - 1992	PW
	5	FY 1990 - 1992	CC PC PW
	6	FY 1990 - 1991	CC PC PD PW
	7	Ongoing	CC PC PW
<b>OPEN SPACE</b>			
A	1	Ongoing	PD
	2	Ongoing	PD
	3	Ongoing	PD
	4	FY 1990 - 1992	CC PC PD
	5	FY 1990 - 1992	PD

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**Notes:**

CC = City Council  
 FD = Fire Department  
 FY = Fiscal Year  
 HP = Housing Program

PC = Planning Commission  
 PD = Planning Department  
 PL = Police Department  
 PW = Public Works

**GENERAL PLAN  
RESPONSIBILITY MATRIX  
(Cont.)**

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<b>GOAL</b>	<b>PROGRAM</b>	<b>TIME FRAME</b>	<b>RESPONSIBILITY</b>
<b>OPEN SPACE</b>			
A	6	FY 1990 - 1992	PD
	7	FY 1990 - 1992	PD
	8	FY 1990 - 1992	PD
	9	FY 1990 - 1992	PD
	10	FY 1990 - 1992	PD
B	1	Ongoing	PD
	2	FY 1990 - 1992	PD
	3	FY 1990 - 1992	CC CP PD
	4	FY 1990 - 1992	PD
	5	FY 1990 - 1992	PD
	6	FY 1990 - 1992	CC PC PW

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**GENERAL PLAN  
RESPONSIBILITY MATRIX  
(Cont.)**

GOAL	PROGRAM	TIME FRAME	RESPONSIBILITY
<b>SAFETY</b>			
A, B, C, D	1	FY 1990 - 1992	PD PW
	2	FY 1990 - 1992	PD PW
	3	Ongoing	PD
	4	Ongoing	PD
	5	Ongoing	FD
	6	FY 1990 - 1991	CC PC PW
	7	FY 1990 - 1991	CC PC PW
	8	FY 1990 - 1991	CC PC PW
E	1	Ongoing	PD
F	1	FY 1990 - 1991	PD PW
	2	Ongoing	PL FD
G	1	FY 1990 - 1992	CC PC PD PW
	2,3	Ongoing	CC PC PD PW

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**GENERAL PLAN  
RESPONSIBILITY MATRIX  
(Cont.)**

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<b>GOAL</b>	<b>PROGRAM</b>	<b>TIME FRAME</b>	<b>RESPONSIBILITY</b>
<b>NOISE</b>			
A, B	1	FY 1990 - 1992	CC PC PD
	2	Ongoing	PD
	3	Ongoing	PD
	4	FY 1990 - 1992	PW
	5	Ongoing	PW
	6	Ongoing	PD
	7	Ongoing	CC PC PD PW
<b>GEOTHERMAL</b>			
A	1	FY 1990 - 1992	PD
	2	FY 1990 - 1992	CC PC PD
B	1	FY 1990 - 1992	PD PW
	2	Ongoing	PD PW
	3	FY 1990 - 1992	PD PW
	4	FY 1990 - 1992	PD PW

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**APPENDIX B**

**GENERAL PLAN REQUIREMENT  
CHECKLIST/INDEX**



## GENERAL PLAN REQUIREMENT CHECKLIST/INDEX

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### REQUIREMENT

### VOLUME<sup>1</sup> SECTION

---

#### LAND USE

Proposed general distribution and location and extent of the uses of the land for:

- housing I, II, III Land Use
- business I, II, III Land Use
- industry I, II, III Land Use
- open space I, II, III Land Use
- agriculture I, II, III Land Use
- natural resources I, II, III Land Use
- recreation I, II, III Land Use
- enjoyment of scenic beauty I, II, III Land Use
- education I, II, III Land Use
- public buildings and grounds I, II, III Land Use
- solid and liquid waste disposal I, II, III Land Use
- other categories of private and public I, II, III Land Use

Statement of standards of population density (people in a given area) and not du per acre, unless the basis for correlation between the measure of du per acre and the number of people is set forth explicitly in the plan (Twain Harte v. Tuolumne, 138 CA 3d 699)

I Population

Statements of standards of building intensity

II Land Use

Identify areas subject to flooding and review annually

I, II, III Health and Safety

Timberland production

I Biology

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<sup>1</sup>The General Plan Update consists of three volumes: MEA and Issues and Options, Policy Document, and EIR.

**GENERAL PLAN REQUIREMENT CHECK  
INDEX**  
cont.

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REQUIREMENT	VOLUME	SECTION
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## CIRCULATION

General location and extent of:

- existing and proposed major thoroughfares I, II, III Circulation
- transportation routes I, II, III Circulation
- terminals I, II, III Circulation
- other local public utilities and facilities I, III Public Services

## HOUSING

Previous Housing Element Evaluation	I	Housing
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Assessment of housing needs and inventory of resources and constraints to meeting needs

- analysis of population and employment trends I Housing
- documentation of projections I Housing
- quantification of existing and projected housing needs for all income levels including share of regional housing need I Housing
- analysis & documentation of household characteristics including level of payment compared to ability to pay I Housing
- housing characteristics including overcrowding I Housing
- housing stock condition I Housing
- inventory of land suitable for residential development including vacant sites and redevelopment sites & analysis of relationship of zoning & public facilities & services to these sites I Housing
- analysis of potential & actual governmental constraints upon the maintenance, improvement or development of housing for all income levels, including land use controls, building

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## GENERAL PLAN REQUIREMENT CHECK

### INDEX

cont.

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REQUIREMENT	VOLUME	SECTION
<b>HOUSING cont.</b>		
● codes, site improvements, fees and exactions & permit processing procedures analysis of potential & actual nongovernmental constraints upon maintenance, improvement, and development of housing for all income levels, including availability of financing, the price of land, & costs of construction	I	Housing
● analysis of special housing needs such as handicapped, elderly, large families, farm-workers, and families with female head of households	I	Housing
● assisted rental housing at risk for conversion	I	Housing
● energy conservation opportunities	I	Housing
Statement of community goals, quantified objectives & policies relative to the maintenance, improvement and development of housing	II	Housing
<b>A Program w/ a 5 year schedule of actions, including:</b>		
● identify adequate sites which will be made available through zoning and development standards and public facilities; encourage development of a variety of housing types, including rentals, factory built, mobile homes, emergency shelters and transitional housing	II	Housing
● assist in the development of housing to meet the needs of low and moderate income households	II	Housing

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## GENERAL PLAN REQUIREMENT CHECK INDEX

cont.

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REQUIREMENT	VOLUME	SECTION
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### HOUSING cont.

<ul style="list-style-type: none"> <li>● address and remove government constraints</li> <li>● conserve and improve conditions of existing affordable housing stock</li> <li>● promote equal housing opportunities</li> <li>● identification of agencies and officials responsible for implementation of actions and means through which consistency will be achieved with other Plan elements and community goals</li> <li>● description of public participation program</li> </ul>	II II II II I III	Housing Housing Housing Housing Introduction, Housing Introduction
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### CONSERVATION

Conservation, development, and utilization of natural resources including:

<ul style="list-style-type: none"> <li>● water and hydraulic forces</li> <li>● forests</li> <li>● soils</li> <li>● rivers and other waters</li> <li>● harbors</li> <li>● fisheries</li> <li>● wildlife</li> <li>● minerals</li> </ul>	I, II, III I, III I I I, III II II N/A N/A I, III II I II	Health and Safety, Hydrology Biology Soils/Agriculture Conservation Health and Safety Biology Conservation Geothermal  Biology Conservation Minerals Conservation
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**GENERAL PLAN REQUIREMENT CHECK  
INDEX**  
cont.

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REQUIREMENT	VOLUME	SECTION
<b>OPEN SPACE</b>		
Open space for the preservation of natural resources including but not limited to:		
● areas required for the preservation of plant and animal life including habitat for fish & wildlife	I, III II	Biology Conservation
● areas required for ecological & other scientific study	II	Conservation
● rivers, streams, bays and estuaries	I, III	Health and Safety Biology
● coastal beaches, lakeshores, banks of rivers and streams and watersheds	II I, III II	Safety, Conservation Health and Safety Biology Conservation
Open space used for the managed production of resources including but not limited to:		
● forest lands, rangeland, agricultural lands and areas of economic importance for the production of food and fiber	I II	Soils/Agriculture Biology Conservation
● areas needed for recharge of groundwater basins	I II	Biology Geothermal
● areas containing major mineral deposits including those which are in short supply	I, III II	Minerals Geothermal
Open space for outdoor recreation		
● areas of outstanding historical/cultural value	I, III II	Cultural Conservation

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**GENERAL PLAN REQUIREMENT CHECK  
INDEX**  
cont.

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REQUIREMENT	VOLUME	SECTION
<b>OPEN SPACE cont.</b>		
● areas particularly suited for park and recreation purposes including access to lakeshores, beaches, rivers, and streams	I II	Recreation Open Space
● areas which serve as links between major recreation and open space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors	I II I, II	Recreation Open Space Transportation
Open space for public health and safety:		
● areas requiring special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, floodplains, watersheds, areas required for the protection and enhancement of air quality	I II	Health and Safety Biology Air Quality Safety, Conservation
Open Space Inventory	I, II	Land Use
Action Program	II	Open Space

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**GENERAL PLAN REQUIREMENT CHECK  
INDEX**  
cont.

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REQUIREMENT	VOLUME	SECTION
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### NOISE

Analyze and quantify current and projected noise levels for:

- highways and freeways I, III Noise
- primary arterials and major local streets I, III Noise
- passenger & freight on-line rail & ground rapid transit I, III Noise
- commercial, general aviation, heliport, and military air operations I, III Noise
- local industries plants I, III Noise
- other ground stationary noise sources I, III Noise

Use CNEL or Ldn for contours I, III Noise

Noise contours shall be used as guide to estimate land use pattern that minimizes community exposure to excess noise I, III Noise

Implementation measures and possible solutions that address existing and foreseeable noise problems II Noise

### PUBLIC SAFETY

Protection of the community from unreasonable risks associated with:

- surface rupture I, II, III Health and Safety
- ground shaking I, II, III Health and Safety
- ground failure I, II, III Health and Safety
- tsunami I, III Health and Safety
- seiche I, II, III Health and Safety
- dam failure I, II, III Health and Safety
- slope stability I, II, III Health and Safety

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**GENERAL PLAN REQUIREMENT CHECK  
INDEX**  
cont.

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REQUIREMENT	VOLUME	SECTION
<b>PUBLIC SAFETY cont.</b>		
• subsidence	I, II, III	Health and Safety
• other geologic hazards	I, II, III	Health and Safety
Flooding	I, II, III	Health and Safety
Wildland and urban fires	I, II, III	Health and Safety
Evacuation routes	II	Health and Safety
Peakload water supply rates	I, III II	Public Services Circulation
Minimum road widths	I, II	Circulation
Clearance around structures	II	Safety
Geologic hazards mapping	I, III	Health and Safety

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